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Housing Betterment

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A Journal of Housing Advance

Issued Quarterly by

The National Housing Association

PRIZES.

There will be allotted the following prizes :

A First Prize of 10,000 francs

A Second Prize of 5,000 francs.

A Third Prize of 3,000 francs.

A Fourth Prize of 2,000 francs.

The city of Chauny, with the consent of the author, reserves to itself the right to acquire any project which has drawn no prize and which may present some interesting phase or some interesting solution. It will pay for such projects at the rate of 1,000 francs per project.

For all further details and regulations and the consultation of documents, address: The Administrative Office of *La Renaissance des Cités*, 23, Rue Louis-le-Grand, Paris.

A UNIQUE COMPETITION

WHAT CONSTITUTES THE SOCIAL CITY?

A unique summons to social workers comes from the French Society known as *La Renaissance des Cités*, enjoying a subvention from the Government and comprising in its membership some of the most distinguished men and women of France, in the literary, artistic, dramatic, musical, architectural and social and scientific worlds:

In order that the reconstruction of the devastated regions of France may be carried out, not only with regard to the best canons of architectural taste, but also so as to secure the most progressive and complete development of these towns and cities from the social point of view, as well as from the structural, architectural and hygienic viewpoint, a unique competition has been opened by the Department of Social Welfare of *La Renaissance des Cités*.

As stated in the prospectus which has just been received in this country, the purpose of this Inter-Allied Competition is:

First: The determination of the social elements that enter into the modern city.

Second: The fixing of the principles upon which

should be based the rational laying out of cities, villages and towns in the reconstruction of the devastated regions of France.

Third: The inspiring with a social viewpoint those who later on will have the making of the technical plans and the responsibility of actually reconstructing the devastated regions.

The Society appeals on the one hand to those who have specialized in the study of this infant science of "Municipal Sociology"; on the other hand it appeals to those having practical experience in social life and work; especially, to captains of industry, to workingmen, to artisans, to educators, to artists—all of whom it feels ought to be able through their experience to offer suggestions that will be especially valuable in formulating the collective needs of mankind.

"It is hoped that labor unions, cooperative organizations, associations of educators, scientists and artists, may devote themselves to the study of the problems which are the object of this competition, with the purpose of presenting in one comprehensive document the inspiration of their particular environment and experience."

It is added that it is also hoped that foreign competitors, who see functioning in their own countries new forms of organizations, may have something especially valuable to contribute that may be susceptible of adaptation to the life of French cities.

The schemes submitted should deal either with all of those social elements which enter into the make-up of the three types of communities where people are grouped together in considerable numbers, namely, the city, the town, the village.

Or,

Secondly, the schemes submitted should bear on such particular administrative organizations as it might be deemed important to create or perfect in the new cities.

The Conditions of the Competition are:

1. The Competition opens on the First of February, 1919.

2. It closes on the 15th of May for entries from European countries, and on the 27th of May for all other countries.

3. The studies should be sent to the administrative office of *La Renaissance des Cités*, 23, Rue Louis-le-Grand, Paris, before the dates above indicated for the different countries, namely, the 15th and 27th of May.

4. The results of the competition will be announced on the 5th of June.

5. The studies bearing on ideas which cannot be expressed in graphic form, that is, by maps and charts, will take the form of a monograph limited to a maximum number of 50 pages, numbered and legibly written.

6. The monograph may be accompanied by a design which will be counted only as a document.

7. The competition is anonymous. Each entry should be marked with a chosen symbol.

8. Entries should be accompanied

First: By a sealed envelope marked with this symbol and containing:

a. The full name of the contestant and date and place of birth.

b. A certificate establishing the nationality of the contestant.

Second: A list, in duplicate, marked with the symbol and indicating the number and nature of the pieces submitted.

(The non-observance of these conditions will put the contestant out of the competition).

Third: The essays should be written in French if possible.

THE COMPOSITION OF THE JURY.

The President is Mr. Georges-Risler, President of the Social and Economic Commission of *La Renaissance des Cités*.

The other members of the Commission are the following: M. Edmond Bonjean, Membre du Conseil Supérieur d'Hygiène Publique de France; M. Pierre du Maroussem, Président de la Société d'Economie Sociale; M. George B. Ford, Architecte, Urbaniste Conseil de la Ville de New York; M. Gervaise, Secrétaire de l'Union fédérative des Travailleurs de l'Etat; M. Hemmerschmidt, Maire de Villeneuve-Saint-Georges; M. J.-M. Lahy, Chef des Travaux à l'École Pratique des Hautes Études; M. Paul Otlet, Secrétaire Général-Fondateur de l'Institut bibliographique de Bruxelles Secrétaire Général de l'Union Internationale des Villes; M. Marcel Poète, Directeur de l'Institut d'Histoire de Géographie et d'Economie Urbaines de la Ville de Paris; Madame François Raspail, Secrétaire Générale de l'Union Fraternelle des Femmes; M. Louis Marin, Président de "La Renaissance des Cités"; M. Dupuy, Délégué Général de "La Renaissance des Cités"; Mme. Tarrade-Page, Secrétaire Général de "La Renaissance des Cités." The General Reporter is Mme. Marie Hollebecque, Professeur de l'Université.

Prizes.

There will be allotted the following prizes:

A First Prize of 1,000 francs.

A Second Prize of 500 francs.

A Third Prize of 300 francs.

A Fourth Prize of 200 francs.

All the prize essays will remain the property of *La Renaissance de Cités* which reserves the right to publish all or any part without making any further arrangement with the author. No essay will be returned to a competitor. The right to publish his own essay, if he wishes, will be reserved to each competitor.

CONFERENCES.

One or more conferences for the discussion of the prize essays will be held after the award of the competition has been made.

Persons desiring copies of the original printed announcements in French can obtain these at the office of the National Housing Association, 105 East 22nd Street, New York City.

WAR HOUSING IN THE UNITED STATES

When the Armistice was signed the United States Government through the Shipping Board and the United States Housing Corporation had undertaken 113 war housing projects. Of these, 89 were projects of the U. S. Housing Corporation in 80 different cities; 24 were projects of the Shipping Board in 23 different cities.

Of the 89 projects of the U. S. Housing Corporation construction contracts had been let on 55; plans were completed and ready for contract on 22 and plans were in preparation on 7 others. Upon the signing of the Armistice 55 projects were abandoned; 14 were curtailed and 20 were permitted to proceed as planned. Work on all the Shipping Board projects was continued and is proceeding without interruption and with but slight curtailment.

On December 12 the Senate adopted a resolution calling for immediate suspension of work on all buildings in process of construction under the U. S. Housing Corporation that were not 75% completed and the placing of these uncompleted buildings on the market, the affirmed object being to save the Government money. Strong opposition, however, to a procedure so obviously ill-considered developed throughout the country, particularly in cities affected, and among those who have improved housing standards at heart.

To the Committee on Public Buildings and Grounds of the House, to which the Resolution was referred, it was pointed out that the restricted market for unfinished houses in large numbers, the depreciation from physical causes which must inevitably result to such houses from indefinite exposure to the elements and complications and losses which would result inevitably from a wholesale cancellation of contracts would make such procedure ultimately more expensive to the taxpayers than the completion of the projects.

Vigorous protest against the resolution as it affected the projects in Washington for the housing of women war workers and other federal employes in the Washington Navy Yards came from all quarters. Secretary of War Baker appeared before the Committee at its hearing on January 8. The American Federation of Labor protested on the ground that

9000 girls in the War Risk Insurance Bureau and others would be adversely affected. Similar protests were made by the Washington Committee of the National Women's Trade Union League and the National Federation of Federal Employees.

The National Housing Association took an important part in defeating this measure. At a meeting of the Board of Directors held on December 16, the Secretary was authorized to take such steps as might be necessary to oppose the then-pending resolution.

Under date of December 18th a letter was sent to all of the members of the Association, namely, 982 persons, scattered throughout the country from coast to coast calling attention to the situation and urging them to write immediately to their representatives in the House and also to the Chairman of the Committee on Public Buildings and Grounds as well as to other members of that committee protesting against the pending resolution and stating their reasons therefore. With that letter went a list of the members of the Committee on Public Buildings and Grounds, a printed copy of S. J. Resolution 194, and a statement prepared by the Secretary setting forth the main points in the argument against this resolution. On the next day, namely, December 19th, a similar letter was sent to Secretaries of Chambers of Commerce and commercial organizations in 264 of the leading cities of the country and with this letter went the printed copy of the resolution and the same statement of points in the argument against the resolution that had accompanied the letter to our members.

On the same day an appropriate letter went to the editors of 738 of the leading daily newspapers throughout the country. With this went a special press story, also a printed copy of the resolution so that the editor might see the text of the resolution itself. In addition to this arrangements were made for a special story which was sent out to a clientele of 275 newspapers.

As a result of this widespread agitation on the part of the Association members of Congress were flooded with letters and telegrams from all over the country. Some of the replies from Congressmen indicate how effective this was, for they

stated that they had been flooded with letters and "wanted to know what organization was behind this movement."

As a result of this action and of action taken by other organizations and the expression of public opinion manifested at the various hearings held before the Committee on Public Buildings and Grounds of the House and of the effective work done by Mr. Eidlitz and his friends at Washington the Committee on Public Buildings and Grounds of the House under date of January 21st, reported to the House (in Report No. 958) with reference to the Resolution. The Report may be summarized as follows:

It recites the facts as to the hearings given, public sentiment and the investigations made by the Committee.

It takes up first the question of the need of the use of the dormitories on the Plaza Site in Washington and points out the fact that there is still and will be for some time to come great need for these dormitories. It also adds that the dormitories are practically completed and are already occupied and that they should continue to be occupied until the need no longer exists.

With regard to the various government housing projects it submits a substitute resolution specifically recommending that some 23 projects named in the resolution be carried to completion; viz. those at Aberdeen, Md.; Alliance, O.; Bath, Me.; Bridgeport, Conn.; Charleston, W. Va.; Erie, Pa.; Hammond, Ind.; Mare Island, Cal.; New Brunswick, N. J.; Newport, R. I.; New London, Conn.; Niles, O.; Norfolk, Va.; Philadelphia, Pa.; Puget Sound, Wash.; Quincy, Mass.; Rhode Island, Ill.; Davenport, Ia.; Waterbury, Conn.; Watertown, N. Y.; Niagara Falls, N. Y.; Indianhead, Md., and Washington, D. C.

It further recommends that all work upon any and all other projects shall cease and be terminated and that all contracts for them shall be cancelled.

It further recommends that upon the completion of the projects authorized the Secretary of the Department of Labor shall proceed immediately to dissolve the United States Housing Corporation and wind up its affairs.

It further recommends that the Secretary of Labor be

requested to report to Congress a plan for the ultimate disposition of property acquired under the act in question and together with such recommendations and suggestions as he may deem practicable to meet the demands for homes for citizens of the United States.

It will be seen from this summary that the Report is one that is eminently sane and extremely satisfactory. It is exactly what the National Housing Association has been contending for. In the request that a plan be submitted for providing facilities to meet the demand for homes for citizens it opens the door for the Commissioner of Labor to submit such recommendations as may seem to him desirable with reference to the future of housing in America.

This report was submitted to the House on January 21st and is still before the House.

A bill has since been introduced in the House authorizing the President to sell all "real or personal property purchased or acquired by the United States in connection with or incidental to the prosecution of the existing war." Upon completion, the houses and other buildings will be sold as advantageously as possible by the Government and the proceeds of the sales will be credited to the housing appropriation.

It is estimated by the officials of the Housing Corporation that, 15% allowed for contingencies, the work now in progress can be completed at a total cost of \$45,000,000. The curtailed projects were reduced from \$17,330,900 to \$11,297,400. Projects cancelled at a cost of \$4,053,400 amounted to \$17,627,900. The abandoned projects amounted to approximately \$20,000,000.

A résumé of the housing work of the Shipping Board Emergency Fleet Corporation was given by A. Merritt Taylor, Manager of the Transportation and Housing Division of the Shipping Board, before the Senate Committee on Commerce on January 10. Mr. Taylor told the Committee the Emergency Fleet Corporation had cancelled all of the contracts upon which work had not been started and upon which work was not well under way. The projects which it has decided to complete, he said, averaged 81% completed on January 1 and could be finished and sold to the shipyards without having

the Federal Government suffer any loss. Housing accommodations are being provided for 55,324 persons at a cost of \$66,883,845 which is \$8,116,155 less than the total appropriation of \$75,000,000 made to the Corporation for housing purposes.

The commitments to the various projects which appear in the tabulated report of the Emergency Fleet Corporation which follows provide for—besides necessary stores which are not shown in detail—5% loans made to certain public utility concerns to enable them to construct public utilities required for the service of the projects and for the payment of the cost of certain street improvements and public utilities for which certain municipalities have agreed to reimburse the Fleet Corporation with interest at 5%. The amount of the loans so made approximate \$850,000. The amount of reimbursements to be made by cities will approximate \$2,000,000.

Besides that which was accomplished in the way of housing by the Fleet Corporation and the United States Housing Corporation—which was an adjunct of the Bureau of Industrial Housing and Transportation of the Department of Labor—that Bureau, according to a summary of its accomplishments by Joseph D. Leland, 3d, Vice-President of the U. S. Housing Corporation, has “through its Transportation and Homes Registration Service ‘tied up to’ their jobs 35,000 workers. It has established municipal utility improvements costing over \$13,000,000, and has loaned \$6,500,000 to public utility corporations for necessary extensions and improvements.” And in addition to this the Housing Corporation through its Requirements Division has interested private capital to the extent of building 13,000 houses at a cost of \$43,000,000 under restrictions imposed by the Corporation, such as limiting rentals, etc.

The various staffs of high-grade men who have given devoted service to the War Housing work are rapidly disintegrating. Otto M. Eidlitz and his deputy Joseph D. Leland, 3d, both leave the U. S. Housing Corporation on March 1. Burt L. Fenner, Manager of the Production Division and John W. Alvord, Chief Engineer, have already left.

In the Emergency Fleet Corporation Robert D. Kohn, and Harold G. Aron have left and others are soon to go.

Tabulated résumés of the housing projects of the Emerg-

ency Fleet Corporation and of the U. S. Housing Corporation follow :

Department of Labor (U. S. Housing Corporation) Projects

		Architects
Aberdeen, Md.	5 convertible houses for 60, 40 ds.	Sill, Buckler & Fenhagen, Baltimore.
Alliance, Ohio.	129 ds. (2 sites).	Walker & Weeks, Cleveland.
Bath, Maine.	45 ds. and alterations, for 90 families.	Parker, Thomas & Rice, Boston.
Bridgeport, Conn.	360 ds., 50 apts.	R. Clipston Sturgis, Boston.
Charleston, W. Va.	85 ds.	Godley, Haskell & Sedgwick, New York City.
Davenport, Iowa.	302 ds.	Temple & Burrows, Davenport.
Erie, Pa.	552 ds., 12 stores.	A. H. Spahr, Pittsburgh.
Hammond, Ind.	163 ds., 11 bdg-hs.	J. C. Llewellyn, Chicago.
Indian Head, Md.	45 ds., 3 dorms. for 90, sch., cafe.	Donn & Deming, Washington D. C.
Mare Island, Calif.	87 ds., 30 apts., 10 dorms., mess-hall, stores recreation-hall, sch.	Geo. W. Kelham, San Francisco, Calif.
New Brunswick, N. J.	76 ds.	Trowbridge & Livingston, New York City.
New London, Conn.	134 ds.	Hoppin & Koen, New York City.
Newport, R. I.	58 ds.	Clarke & Howe, Providence, R. I.
Niagara Falls, N. Y.	194 ds., bdg.-hs. for 150.	Dean & Dean, Chicago.
Niles, Ohio.	75 ds.	Geo. H. Schwan, Pittsburgh.
Norfolk & Portsmouth, Va.	1379 ds.	Geo. B. Post, & Son, New York City; Rossel Edward Mitchell, Norfolk, Va.
Philadelphia Navy Yard.	576 ds.	Rankin, Kellogg & Crane, Philadelphia.
Puget Sound, Wash.	250 ds., 3 apts., 1 hotel.	A. H. Albertson, Seattle.
Quincy, Mass.	400 ds., dorms. for 960.	J. E. McLoughlin, Boston.
Rock Island, Moline and East Moline, Ill.	460 ds.	Cervin & Horn, Rock Island.
Washington, D. C.	dorms. and apts. for 2,000.	Waddy B. Wood, Washington.
Washington Navy Yard.	224 ds.	Ray & Waggaman, Washington.
Washington Navy Yard.	apts. for 252.	York & Sawyer, New York City.
Waterbury, Conn.	94 ds.	Murphy & Dana, New York City.
Watertown, N. Y.	111 ds., dorms. for 750.	Davis, McGrath & Kiessling, New York City.

Ordinance Department Housing

(Temporary construction not including housing built solely
for construction gangs)

		Employees Housed
Bethlehem, Pa.	16 dorms., dining-hall	960
*Brunswick, Ga.	636 ds., 12 dorms., cafe, sch., etc.	1,600
Edgewood, N. J.	dorms., barracks	5,000
aErie, Pa.	738 ds. and apts., dorms., clubs, etc.	2,200
Hammondton, N. J.	dorms., barracks,	1,550
Mays Landing, N. J.	193 ds., 46 dorms., sch., etc.	2,776
Morgan, N. J.	ds., apts., dorms., com. bldgs.	1,500
Muscle Shoals, Ala.	1,300 ds., sch., stores, etc.	2,600
*Neville Island, Pa.	12 dorms., stores, etc.,	3,072
*Nitro, W. Va.	1,850 ds., 33 dorms., schs., clubs, stores, etc.	5,400
Old Hickory, Tenn.	1,703 ds., 287 dorms., misc.	10,302
Penniman, Va.	448 ds., and apts., 110 dorms., com. bldgs., etc.	5,918
Perryville, Md.	87 ds., 3 bldg-hs. com. bldgs., etc.	220
Sheffield, Ala.	300 ds., 2 dorms, sch.	650
(Nitrate No. 1).		
aTullytown, Pa.	14 ds., 8 dorms., hospital	230
aWoodbury, N. J.	12 dorms., 12 converted houses.	850

*Construction-gang housing intended also for operatives.

aSee, also, U. S. Housing Corporation List.

HOUSING DEPARTMENT.

SCHEDULE OF HOUSING PROJECTS INCLUDING CHARACTER OF HOUSING AND NUMBER OF MEN HOUSED.

Exhibit "A."

Shipyard and Location	Indiv. Houses	No. Men Accommo.	Apartments		Dormitories	No. Men Accommo.	Hotel	No. Men Accommo.	Total No. of Men Accom.	Commitment
			No. Men Accommo.	No. Men						
American International S. B. Co., Hog Island, Phila., Pa. (4 Projects).....	1989	3978	.....	.....	.....	.....	4	2042	6020	\$10,031,000
Newport News S. B. & D. Co., Newport News, Va., (2 Projects).....	501	1002	323	412	.....	.....	.....	.....	1414	4,880,500
New York S. B. Co., Camden, N. J. (4 Pro- jects).....	1662	3382	57	97	.....	.....	.....	.....	3479	9,525,000
Bethlehem S. B. Corporation, Sparrows Point, Md. (2 Projects).....	531 296	1062 1848	.....	.....	.....	.....	.....	.....	2910	4,500,000
Atlantic Corporation, Portsmouth, N. H.....	276	552	.....	.....	8	384	.....	.....	936	1,900,000
Sun Shipbuilding Co., Chester, Pa. (2 Pro- jects).....	713	1442	56	112	.....	.....	.....	.....	1554	3,560,000
Chester Shipbuilding Co., Chester, Pa. (2 Projects).....	278 1-B. H.	556 152	106	168	.....	.....	1	292	1168	3,000,000
American Shipbuilding Co., Lorain, Ohio....	232	464	8	16	.....	.....	.....	.....	480	1,260,000
Texas Steamship Co., Bath, Maine.....	109	218	.....	.....	4	78	.....	.....	296	750,000
Bethlehem S. B. Corporation, Wilmington, Del. and Pusey & Jones.....	511	1022	6	12	.....	.....	.....	.....	1034	3,000,000
Merchants S. B. Corporation, Bristol, Pa.	325	442	277	1930	.....	.....	1	450	2822	5,210,000
Pusey & Jones, Gloucester, N. J.....	457	914	5	10	.....	.....	.....	.....	924	2,470,000
Westinghouse E. & M. Co., Essington, Pa. (2 Projects).....	200	400	.....	.....	2	614	.....	.....	1041	1,220,000
Merrill-Stevens S. B. Co., Jacksonville, Fla....	158	316	.....	.....	1	27 Women	.....	.....	316	650,000
Bayles Shipyard, Inc., Pt. Jefferson, L. I.....	9	18	.....	.....	1	206	.....	.....	224	300,000
G. M. Standifer Constr. Co., Vancouver, Wash..	107	214	210	315	.....	.....	1	237	766	850,000
Terry Shipbuilding Co., Savannah, Ga.	120	230	.....	.....	.....	.....	.....	.....	230	350,000
Taylor Shipbuilding Co., Cornell Heights, Pa. Tents.....	78	156	.....	.....	.....	.....	.....	.....	300	8,500
Detroit Shipbuilding Co., Wyandotte, Mich....	100	200	.....	.....	.....	.....	.....	.....	156	385,000
Manitowoc S. B. Co., Manitowoc Wis.....	52	104	.....	.....	1	300	.....	.....	500	560,000
Groton Iron Works, Groton, Conn.	127	254	70	120	4	204	.....	.....	306	1,200,000
Newburgh Shipyards, Inc., Newburgh, N. Y....	105	210	.....	.....	.....	.....	.....	.....	374	900,000
Pacific Coast S. B. Co., Clyde, Cal.....	10	20	.....	.....	.....	.....	1	150	360	750,000
Missouri Valley D. & I. Co., Quantico, Va....	3-Bunk H. 100	.....	.....	.....	.....	.....	.....	.....	120	30,000
Total	8,949	19,656	1,119	3,192	19	1,813	8	3,471	27,732	\$57,290,300

FEDERAL COMMISSION TO STUDY FINANCING OF HOUSING

Senator Kenyon introduced into the United States Senate on February 12 a bill (Senate 5581) providing for the creation of a Commission to investigate and report to Congress on methods of financing housing in this and other countries with a view to evolving some system of Federal aid to wage earners and persons of moderate means who desire to own their own homes.

The bill creates a commission of 8 to consist of two senators to be appointed by the Vice-President; two Congressmen to be appointed by the Speaker; a representative of the Treasury Department to be designated by the Secretary of the Treasury; a representative of the Department of Labor to be designated by the Secretary of Labor and two citizens of the United States to be named by the President.

The Commission is directed to study:

1. Existing methods in the United States of Financing the construction and acquisition of homes within the reach of people of modest means.
2. The effect of these methods in stimulating or retarding the investment of capital in such homes and in controlling the quality, location and cost thereof.
3. The methods followed in other countries.

The Commission is to report to Congress on or before January 1, 1920 and is to recommend legislation to improve upon the existing methods of financing house construction and home ownership. The bill further provides for an appropriation of \$50,000 to finance the Commission.

GOVERNMENT AID TO HOUSING IN CANADA

The Dominion Government of Canada has created a fund of \$25,000,000 which will be available by way of loan to the several Provincial Governments to further improved low-cost housing developments. The Provinces in turn will lend the money to municipalities which will have the privilege of them-

selves buying land and building homes or of encouraging private enterprise by lending, under carefully prescribed conditions, a given percentage of the total cost of the proposed operation.

At a conference recently held at Ottawa between the Premiers and other members of the Governments of the several Provinces and representatives of the Dominion Government the matter of creating better housing conditions for the industrial population of the larger cities of the country was one of the most important subjects of discussion. The Minister of Finance pointed out the national importance of housing in that it touches vitally the health, morals and general well-being of the entire community. He emphasized its relation to the welfare of the returned soldiers and their families, together with the fact that the carrying out of a policy of home-building on a substantial scale by Provincial Governments would afford considerable employment during the period of reconstruction and readjustment of industry following the war. He made the following recommendations upon which was based the legislation which later created the housing fund:

“(1) That the Minister of Finance be authorized under the provisions of the War Measures Act, upon request from the Government of any Province of Canada, to make loans to such Government for the purpose mentioned.

“(2) That the aggregate amount to be loaned to all provinces shall not exceed \$25,000,000 and the amount of loan to any one Province shall not exceed the proportion of the \$25,000,000 which the population of the said Province bears to the total population of Canada.

“(3) That the loans made may be for a period not exceeding 20 years, with the right of any Province to pay off the whole or any part of the principal of the loan at any time during the term.

“(4) That interest at the rate of 5% per annum payable half-yearly, shall be charged upon the advances from the dates thereof respectively.

“(5) The Minister of Finance may accept bonds, debentures

tures or such other form of security as he may approve evidencing the indebtedness of any Provincial Government for loans made to it.

“(6) Advances are to be made from the war appropriation.

“(7) Advances may be made as soon as a general scheme of housing shall have been agreed upon between the Government of Canada and the Government of the Province applying for the loan hereunder.”

The Dominion Government has fixed a rate of interest lower than that at which it was able to borrow money. It felt justified in doing this owing to the national importance of the matter, and as a contribution towards carrying out the program of better housing by the Provincial Governments and municipalities throughout the Dominion. It was recognized that a low rate of interest to borrowers was of vital importance in making better housing schemes effectual and also that the loans should be for a long period, in order that the amortization of principal should not impose too heavy a burden upon borrowers.

The Housing Committee of the Cabinet has arranged with Mr. Thomas Adams, Housing and Town Planning Adviser of the Commission of Conservation, to cooperate with the officers of the Provincial Governments in preparing and promoting schemes.

It is hoped that the Federal branch of administration may be found useful to the different provinces as a clearing house for comparative information regarding details of schemes, methods of standardization of dwellings, costs of construction, town planning procedure, methods of expropriating land for schemes, model plans of dwellings, statistics regarding amounts and periods of repayment of loans, etc.

Having regard to the responsibility incurred by the Federal Government in providing the money and to the object for which the money is proposed to be lent, loans will be made to the Provincial Governments on the following four conditions:

“1. Each province will prepare and submit to the Federal Government for approval, a general housing scheme, setting

out the standards and conditions to be complied with in connection with local housing schemes. It is recommended that each general scheme include a schedule of minimum standards in regard to grouping of houses, provision of open spaces, sizes and types of houses, sizes and heights of rooms, provisions of light and ventilation, heating, lighting, character of materials, etc., which it is proposed should be enforced as the minimum requirements for health, comfort and convenience.

"2. The object of the Federal Government being to facilitate the erection of dwellings at a moderate cost suitable for working men, particularly returned soldiers, it is found necessary to place a maximum on the amount which may be loaned per dwelling, and the following maximum has been fixed having regard to the conditions existing in the different Provinces:

(a) Detached or semi-detached dwellings with walls constructed wholly or partly of frame, stucco on frame or brick veneer, inclusive of the capital value of the site and necessary local improvements.	With 4 or 5 rooms, exclusive of bathroom and summer kitchen \$3,000	With 6 or 7 rooms, exclusive of bathroom and summer kitchen \$3,500
(b) Detached, semi-detached, groups of three or more or duplex (cottage flat) dwellings with walls of brick, hollow-tile, stone or concrete and roofing of fire-proof materials, inclusive of the capital value of the site and necessary local improvements.	\$4,000	\$4,500

"3. Public money may be advanced for building houses on sites owned by:

(a) The Provincial Government or Municipality.

(b) Housing Societies or Companies comprising groups of citizens associated together to promote good housing, supplied with proper improvements; such Societies or Companies to have not more than a statutory limitation of dividends payable on stock of 6 per cent.

(c) Owners of lots for the purpose of erecting houses for their own occupancy.

"4. The Federal Loan will be repayable by the Province over a period of twenty years. Provided that in order to encourage the erection of more durable buildings, and to bring the financial terms within reach of a large number of workers the period of 20 years may be extended to 30 years in respect of any portion of the loan which the provincial government may decide to relend for 30 years for such purposes as purchasing land or erecting buildings under the above class."

RECOMMENDATIONS.

Apart from the four requirements outlined above, the Dominion Government of Canada does not impose any conditions in regard to the nature of the scheme or the type and character of the dwellings to be erected, but strongly recommends that in framing schemes consideration be given to the following matters:

ACQUISITION AND PLANNING OF SITES, ETC.

"The success of the housing movement depends upon the acquirement of suitable land at its fair value, and at a cost which working men can afford to pay. It is stated to be essential, therefore, that statutory provision shall be made by the provinces for a cheap and speedy method of compulsory acquisition of land required for housing purposes. To facilitate proper planning and to secure economy in connection with housing schemes, comparatively large sites should as a rule be chosen so as to permit of comprehensive treatment. Such sites should be as accessible as possible to places of employment, means of transportation, water supply, sewers and other public utilities.

"Where housing schemes are proposed, it is suggested that the sites as well as the buildings should be properly planned so as to secure sanitary conditions, wholesome environment and the utmost economy.

The land should be sold under building restrictions which will insure its use for residential purposes only, and should it thereafter be desired to utilize any of the lots so sold for stores or other business purposes the increased value for such business sites should be made available for public purposes in connection with such schemes.

"In those cases where loans are given to working men owning lots, care should be taken to ensure that the site proposed to be built upon occupies a healthy and convenient situation and that suitable provision can be made in such situation for the erection of a sanitary type of dwelling with adequate provision for open spaces.

LIMIT OF INCOME OF PERSONS RECOMMENDED TO BE PROVIDED WITH DWELLINGS.

"In order to insure that the money shall be loaned to those who most need it, no person in receipt of an income exceeding \$2,500 per annum should be eligible as a purchaser or tenant of a house erected with the aid of government funds in any schemes carried out by Provincial Governments, Municipalities, Housing Associations or owners of lots.

CONSTRUCTION OF LOCAL IMPROVEMENTS SHOULD PRECEDE OCCUPATION OF DWELLINGS.

"In cities and towns, local improvements, comprising necessary sewers, pavements, sidewalks, water-mains, and lighting services, should be constructed as far as practicable prior to, or simultaneously with the building of houses, and no house should be permitted to be occupied until provided with proper means of drainage and means of sewage disposal and an adequate supply of pure water.

RESERVATION OF SITES FOR PLAYGROUNDS, ETC.

"In all new housing schemes provision should be made for reserving at least one-tenth of the total area of land being developed for building purposes, as open space for playgrounds, etc., and also for reserving suitable sites for such institutes, public buildings and stores as may be required.

LOANS MAY BE USED FOR PURCHASING AND DEVELOPING LAND AND ERECTING DWELLINGS.

"Advances should be made for:

- (a) The purchase of suitable land for housing schemes.
- (b) The construction of the necessary local improvements on and in connection with the development of such land as part of a Housing Scheme.
- (c) The erection of sanitary and economical dwellings.

PROPORTION OF COST OF LAND TO DWELLING.

"The proportion of the money lent in respect of the capital value of the bare land, (i. e., irrespective of all local improvements or other public service provided to adapt the site for building purposes) should not as a rule exceed one-tenth and in no case should exceed one-eighth of the above gross cost of the dwelling.

"As an example, in computing the value of the bare land under this clause the cost of such improvements as have been made should be

deducted. For instance—the sum of \$3,000 might be lent in the following proportions:

Cost of dwelling.....	\$2,400
Cost of land.....	300
Capital Cost of Local Improvements.....	300
	<hr/>
	\$3,000

If the value of the bare land is estimated to exceed more than one-tenth (\$300) in this case, the extra cost should be met by the owner.

MINIMUM STANDARDS.

"It is suggested that all dwellings erected in cities and towns should face on streets so constructed as to provide dry and convenient means of access to such dwellings, or on approved courts opening on to such streets and in no case on lanes or alleys.

"In cities and large towns, sewers and water-mains should be provided to enable connections to be made as buildings are erected; and in small towns, villages and rural areas where no sewers exist, there should be proper sanitary provision for sewage disposal, to the satisfaction of the Board of Health or Sanitary Engineer of the province.

"All dwellings should have connected to them an adequate supply of pure water before occupation is permitted for purposes of habitation.

"It is suggested that no building should be erected on a site which shall not have been drained of surface-water, or which shall have been filled up with any material impregnated with faecal matter, or with animal or vegetable matter, unless and until such matter shall have been removed, and the ground surface under such building shall be properly asphalted or covered with concrete or other dry and hard material to a thickness of six inches at least.

"Provision should be made for securing ample garden and air space surrounding the dwellings to be erected. In cities and towns each dwelling should occupy a lot comprising at least 1,800 square feet, and, in villages and rural areas, at least 4,500 square feet. Not less than 50 feet of clear open space in depth should be provided at the rear of dwellings, and the dwellings should not occupy more than 50 per cent of the lot.

"Spaces between the gable or end walls of adjacent buildings should be provided as follows:

"Between all buildings (single or in pairs) the walls of which are built entirely of wood or partly of wood and partly covered with stucco, or brick veneer, or between all buildings which are more than two rooms deep and have side windows.....16 feet.

"Between buildings, the walls of which are built of brick, brick veneer, stucco, hollow tile, stone or concrete, with fireproof roofing material, which do not exceed two rooms deep.....9 feet

"Dwellings erected of stucco or frame or brick veneer should be either detached or semi-detached. In all cases hollow walls should be provided.

"Baths and water-closets should be provided in each dwelling, preferably on the bedroom floor. Baths and sinks should have hot and cold water. Water-closets should never open from a room and should have a window opening to the outer air.

"Basements should not be used for habitation. Every habitable

room should have at least one window opening to the outer air. Each room should have a window space of at least one-tenth the floor area, and cross ventilation should be provided where practicable.

"Rooms should not be less than 8 feet in height on the first floor and 8 feet over two-thirds of the floor area in bedrooms.

"One living room should not be less than 144 square feet and two of the bedrooms not less than 130 and 100 square feet respectively.

"Buildings should not exceed two and a half stories in height, except in the case of cottage flats which might be permitted to be three stories if constructed of fireproof materials. Houses should have four, five or six rooms, and in exceptional cases for large families seven rooms, excluding bathroom.

"Provision should be made to prevent dwellings being converted into stores or used for any purpose other than a dwelling, except with the authority of the Provincial Government or other suitable authority, and only then on receipt of a petition of two-thirds of the owners and occupiers in the street, in which the dwelling is situated.

"Brick, hollow, tile, stone or concrete should be used as far as practicable, preference being given to those materials which are produced locally.

MODEL PLANS.

"It is recommended that a special scale of legal costs be fixed so as to reduce the expense of the transfer of land and houses, and that to reduce architectural expenses the Provincial Governments should issue a series of model designs of suitable dwellings, with detailed drawings, bills of quantities and estimates.

"It is also suggested that all buildings should be erected in accordance with the general Provincial schemes to be approved by the Dominion Government and in compliance with the requirements of standard forms of specification and contract which shall have been previously approved by the Provincial Government."

IF APPLIED TO THE UNITED STATES

Mr. Thomas Adams, in a letter to the National Housing Association describes how the Canadian law would operate if applied in the United States.

"If in the United States you were to follow our procedure," he explains, "it would be somewhat as follows:

I. FEDERAL:

Appropriation at 5 per cent., \$325,000,000.

Organization: Cabinet Committee on housing with responsible executive to advise and assist state and municipal authorities and to administer fund.

2. STATE

Appropriation of fund in addition to Federal fund.

Organization: Executive head responsible to Government to control expenditure, to issue and enforce standards, etc.

Note that the Federal government would have its security in the State as a whole but the State would have to lend its funds on the security of the municipalities, housing associations and individuals.

The question of the municipal organization would be one for local decision and might be of great variety.

The above is actually the kind of organization we are starting in Canada and \$25,000,000 is the sum which the Federal Government has appropriated."

ONTARIO TAKES ADVANTAGE OF GOVERNMENT AID

The Province of Ontario has already taken advantage of the opportunity offered by the Dominion Government, and on the 12th of December announced the conditions upon which it would lend money to Municipalities within its borders. The more significant of those conditions are as follows:

Any Municipality may come under the provisions of the legislation upon a by-law being passed by the Council. The Council must then appoint a Commission for the purposes of the Act composed of three members, of whom the Mayor shall be one, and the other two nominated by the Council, but not members of the Council, and elected for two years, one retiring each year.

The type of house to be constructed shall not exceed \$2,500 in cost for the construction of each house. The maximum cost of each house, together with the cost of the land and interest during construction, is not to exceed \$3,000.

The building scheme of each Municipality, including the laying out of the land and the plotting of the buildings thereon, the plans of the house, the form of construction, and the location of the land to be developed, shall be approved by the Director of the Bureau of Municipal Affairs, or such other person or body as may be designated for that purpose.

The loan will be for a period not exceeding 20 years at 5 per cent.

Municipalities are not to make loans to individuals, firms or Companies, except Companies incorporated as before mentioned, and to persons who own their own land and desire to erect houses thereon for their own occupation, and to farmers for the erection of houses for their employees.

If a Municipality itself acquires land and constructs houses it will be loaned the full amount required therefor.

The loan to be made to a Housing Company shall not exceed 85 per cent. of the value of the land and buildings.

A loan may be made to a farmer, and to a person who owns his own land, to erect a house thereon for his own occupation, to the full value of the building. Also to a person for the erection of a house on land owned by the Municipality, provided he contributes in cash the value of the lot or 10 per cent. of the whole cost.

The loan will be made by the Province to the Municipalities on progress estimates as required.

It is suggested that all houses be sold on the monthly repayment plan. The period of repayment must not exceed 20 years and the rate of interest 5 per cent. The monthly repayment for 20 years to cover interest and repayment of principal will be about \$20 per month for a \$3,000 house. Interest will be charged on arrears.

A person taking a house must covenant to repair, and to pay taxes and insurance.

Municipalities are to repay the Province monthly at the same rate as the above monthly repayments. These payments to begin one month after the houses are completed. Housing Companies are to repay a Municipality in the same way, and to give the Municipality a mortgage upon all the land and houses for which the loan was secured. Interest to be charged on arrears in both cases.

It is expected that the Ontario Housing Committee will report early this year, recommending various types of houses, and provide plans and specifications for them, also as to the laying out of the land and the plotting of the buildings thereon. Copies of such plans, specifications, etc., may then be obtained on application. Any Municipality, on request, will

be given free expert assistance to enable it to adopt the best location and method of laying out the land, the plotting of the buildings thereon, and the design and construction of the houses, etc.

CONGRESS MAY ACT TO HELP BUILDING

In an effort to promote building operations during the period when returning soldiers are seeking employment, the Department of Labor has started a movement for the purpose of extending loans through building and loan organizations to home builders throughout the country. The plan, which is still in a tentative state, provides for the establishment of Home Loan Banks in each of the Federal Reserve districts where the building and loan organizations may deposit first mortgages they already hold as collateral to put behind issues of debenture bonds somewhat similar to the bonds of the Farm Loan Banks. The bonds under the plan would be "instruments of the United States Government," and would be free from taxation.

The movement got under way on January 3, according to a bulletin of the Department of Labor, when a conference was held between Franklin T. Miller, Director of the department's newly organized Division of Public Works and Construction Developments, and E. L. Keesler, President of the United States League of Building and Loan Associations. Mr. Keesler had records which showed that because of the withdrawal of some \$350,000,000 of funds from building and loan associations in 1917, with further large withdrawals in 1918, in order to permit stock holders to buy Liberty Bonds, many organizations found themselves six months behind in making loans for the construction of homes. He maintained that if building association assets, consisting of mortgages, could be made negotiable they could be used as the basis of additional credit.

The matter was considered at length at a conference of members of the Executive Committee of the League of Building and Loan Associations at the Department of Labor on Jan. 22 and 23. In the meantime investigation was made of possible ways and means for forming a plan to make long-term mortgages collateral for loans, in the course of which

officials of the Department of Labor and the Treasury Department were consulted. The delegates informally decided upon this recommendation:

That a law should be advocated, modeled somewhat upon the Federal Farm Loan Act and in part upon the statute establishing the Land Bank of the State of New York providing for Home Loan Banks in the twelve Federal Reserve Districts, which should have moderate fixed capital and be hedged about by adequate restrictions. The local building and loan associations would become stock holders of these banks. The banks would be authorized to accept on deposit as collateral security building and loan mortgages from member associations, and to issue therefor debenture bonds, turning over the cash proceeds to the depositing associations. The bonds and assets of the federated banks would be exempt from taxation.

The bulletin says that at a dinner later Senator Calder of New York expressed warm interest in the movement, and offered to introduce such a bill as the one suggested. Representatives Fordney, of Michigan, and Morgan of Oklahoma, discussed the proposal, the latter pointing out that building and loan associations being State corporations, would have to obtain legislative permission to invest in the proposed banks.

The point was made by the building and loan men that their organizations were asking nothing from the Government in the way of financial aid, and that all they wanted was permission to raise money on their assets tied up in first mortgage securities to the amount of \$2,000,000,000. The suggestion was made that the associations organize for this work. K. V. Haymaker of Detroit, remained in Washington after the meeting adjourned to represent the league in the plan. The selection of a Detroit man seems to be significant in view of the building situation in that city. The February letter of the National Bank of Congress of Detroit showed that only 4,137 new buildings at a cost of \$13,147,267 were built during 1918, compared with 13,099 buildings in 1916 at a cost of \$46,413,780. The total of new buildings, alterations, and additinos in 1918 was valued at \$18,226,832 in contrast with \$39,675,440 in 1917, and \$51,067,110 in 1916.

SOLDIERS IN FRANCE WILL STUDY HOUSING

Through the Department of Citizenship of the Army Overseas Educational Commission of the National War Work Council, the American Soldiers who are to remain in France and on other foreign soils for some months to come, will be given a comprehensive grasp of the meaning of housing and city planning through an educational program in which these subjects are to be accorded conspicuous place.

John A. Kingsbury of New York City, Director of the Department of Citizenship, of the Commission recently returned to America for a few weeks to secure men and materials necessary to a practical program in training for citizenship. Writing to secure the cooperation of the National Housing Association in developing the housing aspect of the program, he explains:

"While we have a formal course in Civics which is being given in the army post schools throughout France, it is my plan to supplement that by practical education along the lines of Public Health, City Planning and Housing and Social Welfare in general. I hope to employ the methods and measures which have been so successful in the educational campaign for the prevention of tuberculosis. I hope to take back to France with me picked men and materials from existing American organizations which are carrying on work along these practical lines. We have in France the picked American audience, eager for anything which we can give them which will benefit them for their duties when they return home."

George B. Ford, American city planning authority now with the Red Cross in France, has proposed the following program:

"* * * It is most important that the American soldiers who have got to stay over here for many months yet, should not only be kept abreast of their fellows at home, but if possible they should be helped to become leaders in the great movement on their return.

"In city planning and housing they especially need assistance because heretofore there has been little opportunity for them to learn what those subjects really mean and how im-

portant they are in the life of the community and how much they affect their own lives.

"Most people learn through their eyes much more easily than in any other way. Fortunately, city planning and housing lend themselves particularly to visual demonstration. Fortunately France abounds in striking examples of what to do and what not to do in these lines. The reconstitution of the Devasted Areas offer a unique opportunity to follow city planning and housing in progress.

"It is proposed that a certain number of American soldiers, especially engineers and sanitary squads, be detailed to the French government to help in reconstruction work. Their experience will be most valuable especially if they can be shown why everything that they see going on around them is done just as it is; why this is good city planning and that is bad; why this could well be applied in America and why that should not.

"If between seven hundred thousand and a million American soldiers are going to remain in France for the better part of a year, and if most of these are going to be stationary about fixed centers and if the Y. M. C. A. has about 1500 huts, a thousand of which have large halls, I would recommend primarily a course of study and field work as follows:

1. To give at least one lecture a week to each available man illustrated by slides, motion pictures, charts and models, to be followed up by oral or written reports or examinations as often as may seem desirable.

2. To have the men make their own investigations and surveys of housing and city planning conditions and needs in the nearest towns or villages and in the Devasted Regions if possible.

3. To have the men form themselves into city planning or housing committees to discuss their findings in the above towns and to make their recommendations for improvements and debate the same in public before their whole class group.

4. Insofar as it may prove practical from the French standpoint, to have the men discuss these problems with the

local French citizens or officials and to help the latter with their problems if they so wish.

5. To have the men bring up for discussion the corresponding problems in their home towns in America and to get them to work out their own solutions for them.

6. If there are any *Foyers de Soldats* near by to have the men cooperate with the French and Americans in these *Foyers* who may be working on civilian rehabilitation problems.

7. If American groups or individuals give money for reconstruction buildings or public works in France, U. S. soldiers should be allowed to help in the work in such a way as would give them an intelligent appreciation of the various improvements that should be adopted."

FIVE GOVERNORS TAKE UP HOUSING

At least five Governors this year have taken a public stand, through messages to their legislatures, upon the subject of improved housing—Governors Coolidge of Massachusetts, Smith of New York, Edge of New Jersey and Lowden of Illinois, and a fifth, Governor Harding of Iowa, is also using his influence both as citizen and public servant to bring about the passage of a housing law in Iowa.

Governor Calvin Coolidge in his inaugural address to the two branches of the Massachusetts Legislature on January 2 urged upon the legislators a recognition of their responsibility in the matter of housing and working conditions in the following words:

"Increased respect for man has brought increased respect for his environment and occupation. Housing and working conditions are a matter of the gravest public concern. It has been the practice of the General Court to survey this field always with great care, until these conditions in Massachusetts are unsurpassed in any other jurisdiction. But this work is not done. The health, social and economic conditions of our citizens must continue to improve with the increase of our resources. That same watchful care that has justified past legislation over housing, sanitation, hours of labor and condi-

tions of employment in different occupations must be maintained.

"The ability to work, to achieve, to act for an infinite variety of ends places a man in his supreme position in all creation. But it has been by a conservation rather than a destruction of human resources that civilization has advanced. If in any respect you find conditions bearing too heavily upon those who toil, do what you can for their relief. Let them know the Government has for them great solicitude. No progress was ever made by regarding mankind as cheap."

Governor Edge of New Jersey in his message to the legislature on January 14 called the attention of the State in the following manner to the importance of housing:

"When the war started the State Department of Labor had made considerable progress on a plan to have manufacturers locating in suburban towns give consideration to a housing program at the same time that the sufficiency of their factory building and equipment was being passed upon by State officials. Of course, the war interrupted any extensive operation of the plan, but if anything, the elaborate housing programs engineered by the great industries springing up as a result of the war merely served to emphasize the importance of government paying attention to housing conditions as well as to the safety legislation which may be found necessary in order that through our Department of Labor, and perhaps with the cooperation of Federal authorities, a standard housing plan may be adopted in connection with our industries and effectively carried out. It encourages healthful home surroundings and town development and discourages overcrowded tenements with the many consequent evils arising thereby."

Governor Lowden, addressing the two houses of the Illinois Legislature on January 8 advocated a State housing law. "One of the most fruitful causes of disease and debility," he said, "is improper and insanitary housing. This is probably the largest single cause contributing to tuberculosis, and an increasing number of counties have thought it necessary to build and maintain sanatoria for tubercular patients."

"It is not enough that the State care for its dependents. It has a right, and it is its duty, to prevent dependency wherever possible. Other states long since have enacted laws

to prevent the building of houses which would be inimical to the public health.

"The time has come when Illinois should adopt some kind of a housing code. If such a code had been adopted a half century ago, without needless burden to anyone we would today have good housing conditions throughout the State. And so, if looking to the future, we should adopt such a code now, the slums, which are the breeding place of disease and crime, would begin to disappear. Such a code might properly be very lenient towards conditions as they now exist, but by rigidly controlling the future, would inaugurate a better day."

On his Reconstruction Commission recently named Governor Alfred E. Smith, of New York has designated a Housing Committee and made housing a subject for special comment in the message to the Legislature in which he defines the duties of the Commission.

"It is immediately necessary," he says, "that the Commission examine carefully the housing conditions of the state. There exists among various voluntary agencies a large volume of information on the present conditions, and I have no doubt that these agencies and many others interested in the housing problem will be able to offer constructive recommendations that will give relief.

"I ask the Commission to make every endeavor to secure the fullest information and after carefully studying it to recommend either legislation or executive action. The war made apparent how fundamental adequate housing is in relation to labor supply. I am particularly anxious that we find a solution of our housing difficulties that looks to the future and that a program may be initiated that will make for the permanent welfare of the State."

The members of the Housing Committee named by Governor Smith are John Alan Hamilton, Chairman; Dr. Felix Adler, Mrs. William Good, Henry Evans, Peter A. Brady, Mrs. Lewis S. Chanler, V. Everit Macy, Arthur Williams, Alfred E. Marling, and M. Samuel Stern.

A Sub-committee on Employment and Housing has a place on the Reconstruction Committee of The Michigan War Preparedness Board appointed by Governor Sleeper of Michigan

on February 1. Governor Sleeper named the Reconstruction Committee as a whole with Stuart H. Perry of Adrian as its Chairman who at the first Committee meeting named subcommittees, that on Employment and Housing including Otto E. Sovereign of Bay City, Carl Young of Muskegon and Mrs. Caroline Bartlett Crane of Kalamazoo.

BOSTON COMMITTEE SUBMITS REPORT

After several months of study and investigation, the Boston Committee on Housing appointed by Mayor Peters with instructions to make definite suggestions for the betterment of housing in Boston, has submitted its report with the following recommendations :

1. A "housing law" distinct from a "building law."
2. Strict enforcement of all building and health laws which apply to housing.
3. More light and air in congested districts.
4. Removal of all dwellings no longer fit for habitation.
5. Public improvement of the North End as proposed by the City Planning Board.
6. Public assistance toward the building of dwellings at low rental.
7. Organized development of public interest in health and housing.

Supplementary Recommendation—No more wooden three-deckers, but noncombustible walls, with wooden porches if desired.

The committee submitted with its report the draft of "An Act Relative to the Housing of People in the City of Boston." This law, while by no means radical, and in some respects falling short of accepted standards, would, nevertheless, give the city much better control over its housing than is possible under the antiquated and uncoordinated building and health measures under which it is operating today.

A criticism of the law will be found in a report of the Com-

mittee on Housing Law and Enforcement of the Boston Housing Association reviewed in a succeeding article.

The "public improvement of the North End as proposed by the City Planning Board" which comprises the fifth recommendation of the Committee refers to an improvement project which has been made the subject of a bill recently introduced into the Legislature by the City Planning Board, authorizing the City of Boston to expend \$3,000,000 for the construction through the North End of an 80-foot street to be used for traffic between the North and South Stations, for the elimination of all objectionable housing, the establishment of open spaces and the elimination of backyard buildings in the district. The now well-known Morton Street Improvement was but the first step in this larger project.

As a practical means of giving public assistance toward the building of multiple dwellings, the Committee has outlined the following scheme:

1. A fund shall be established by the City of Boston, by borrowing through the medium of bond issue at a rate of 4 per cent or $4\frac{1}{2}$ per cent, the proceeds of which shall be loaned out by a commission of five to be established, and to be known as the Housing Council.

2. Such loans shall be made to public welfare building associations, or to any other agencies that may satisfy the Housing Council of their good purpose and ability, upon the security of mortgages on the land and the buildings to be constructed.

3. Such loans should be made at a rate which will encourage the building of these houses, approximating, as nearly as may be, the rate at which the money is obtained by the city.

4. In order to constitute a real encouragement the loan should be for a term of not less than 10 years, and for as many years in addition up to a total term of 25 years as conditions may determine.

5. For the purpose of safeguarding the security of the loan, however, it is necessary that provisions be made for its compulsory reduction after 5 years, at the approximate rate of 2% each year thereafter.

Recognizing that even the most thoughtful and thorough-going housing program must come to naught without the backing of intelligent public opinion, the Committee concludes its report by suggesting methods for stimulating such public opinion in Boston. It recommends, for instance, that the City Planning Board be enlarged to include a subcommittee on housing composed of members especially qualified to study the whole housing problem in its larger aspects and to formulate at a later day a definite progressive policy covering maintenance, construction and financing. The Committee believes, also, that a publicity bureau might well be established in the Health Department for the promotion by educational methods, of wholesome standard of property maintenance on the part of both owners and tenants.

"Boston has yet," the report concludes, "to experience the thrill of a united public sentiment. We need this sentiment if we are to make progress. Housing in its larger aspect is a very human sort of problem. For its best expression there is required something more than building codes and that something is the backing of a wholesome public opinion."

BOSTON'S OWN COMMENT

In order to conserve and increase the interest in housing which was aroused in Boston by the large local attendance at the Seventh National Conference on Housing held in the city in November, the Boston Committee on the Conference has taken steps to organize a permanent Boston Housing Association of which all local delegates to the conference and all others interested in housing are invited to become members. The organization meeting was held on December 19 when it was addressed by Lawrence Veiller who spoke on "How to Make the Housing Conference Count for Boston." The executive committee which had charge of the Conference arrangements and of which Mayor Peters was Honorary Chairman and Leslie H. Allen, Chairman, was continued until permanent officers shall be elected.

How such an association may guide and influence public opinion on housing in the community is demonstrated in the following constructive criticism of the housing law proposed by the Mayors' Committee on Housing which has been returned by the

Committee on Housing Law and Enforcement of the new Association:

"After careful study of the housing code and supplementary bill on wooden multiple dwellings submitted by the Mayor's Committee on Housing, your committee recommends:

- 1— That the Boston Housing Association express its cordial approval of the housing code offered by the Mayor's Committee because of the great advance it marks on existing legislation.
- 2— That the Boston Housing Association use its best efforts to secure the enactment of the proposed Housing Code by the legislature.
- 3— That in certain particulars to be enumerated, this Association does not feel that the standards proposed in the code are such as Boston should be satisfied with, and it will therefore continue to work for these higher standards until secured.
- 4— That the Association endorses the supplementary bill prohibiting the further erection of wooden multiple dwellings.

The proposed new housing code has the following advantages:

- (1) It is a codification of the existing laws and fragments of law relating to housing. It brings them together free from extraneous matter, arranges them logically and expresses them clearly. In general, it follows the arrangement and wording of the model law endorsed by the National Housing Association, which has become the generally accepted standard throughout the United States. This in itself is a thoroughly worth while achievement if there had been no change made in existing standards.
- (2) The proposed code is a *housing* code, dealing with all classes of dwellings, not a tenement house code, dealing with only one class. Tenement houses require more regulation than one and two-family houses. But there are many provisions which should apply to all.

- (3) Most American cities class three-family houses as tenements. Boston has not done so. This has seriously hampered the Health Department, as some of the worst sanitary conditions in the city are in old one-family houses converted into three-family houses. The proposed code rights this by classifying three-family houses with tenements as "multiple dwellings." Incidentally, it is an advantage to get rid of the word "tenement" which has come to have a more or less derogatory meaning.
- (4) One of the most serious defects of the present system of dual control, between the Health and Building departments, has been that building department officers, not being sanitarians, do not appreciate the importance of the provisions regulating the size of courts, yards, windows, etc., or those affecting toilets, from the point of view of health and social welfare. Their enforcement of the provisions of the existing law has been extremely lax. The Health Department has not seen the house till it was finished and occupied and its structural defects could no longer be corrected. The proposed code remedies this condition by providing that the Health Department as well as the Building Department must pass on and approve plans of dwellings, issue building permits, and inspect while under construction. This is the system followed in Chicago and Philadelphia as well as that in force in New York, where the Tenement House Department takes the place of the Health Department.
- (5) One of the defects of the present law has been that its violation could only be punished by fine. The proposed code follows the practice of New York and most other cities by making it fine or imprisonment. A prison sentence is not often resorted to in such cases, but the possibility of imposing it is a great aid in law enforcement.
- (6) The window space required in every room of a multiple dwelling shall be at least $\frac{1}{7}$ of the floor space instead of $\frac{1}{8}$ as at the present time. This is in accordance with the best standards obtaining in other cities, except that New Orleans requires $\frac{1}{6}$.
- (7) Every apartment in a multiple dwelling of class A, con-

taining 3 or more rooms, shall have at least one room with a floor space of at least 150 square feet. The present law requires 120 square feet. The change in area brings Boston in line with the best practice of other cities. The bad feature of this provision is the exemption of one and two-room apartments, which does not occur in the present law. It is obvious that the fewer the rooms in an apartment, the greater is the danger of over-crowding and the need of requiring a fair size for such rooms as there are. We recommend that an effort be made to have the words "containing three or more rooms" removed from the section.

- (8) The proposed code provides that not more than half of the rooms on any floor shall open solely on an inner court unless the inner court on which they open is of really generous size—twenty feet in its least dimension for a three-story building and increasing 5 feet for each additional story. It also provides that at least one room in each apartment shall open on the street or rear yard. These are very important provisions, as an apartment all of whose rooms look out on a narrow inner court is an utterly unfit place to rear children in or to call a home. And the provision that not more than half the rooms on a floor may open on an inner court discourages the building of deep tenements.
- (9) One of the bad features of the present Boston law is the wording of the so-called privacy section, which requires access to one toilet in every apartment without passing through a bed room, but sanctions a bed room being used as a passageway in reaching another bed room or a living room. This is corrected in the proposed code.
- (10) The present law does not require a water closet within the apartment unless the apartment has four or more rooms. The proposed code corrects this by requiring it for two or more rooms.
- (11) The present law permits the occupancy of rooms without windows to the outer air in old houses provided a window is cut into an adjoining room. The proposed code prohibits this in multiple dwellings. This is a provision of great

importance to the public health. For these dark rooms in old tenements are a hot-bed of tuberculosis and other diseases.

- (12) The present law only requires a water closet for every three families in old buildings. This is a very low standard. The proposed code provides one for every two families, which is the general practice in other cities. A toilet in an old tenement house shared by even two families is bad enough. One shared by three families is intolerable.
- (13) The lighting of public halls by night and by day, where necessary is covered in general terms, but probably adequately in the proposed code.
- (14) In regard to the taking of lodgers in tenements, the health commissioner is given the power to make rules and regulations in the interest of health or to prohibit it altogether in those multiple dwellings where the health conditions are not propitious.
- (15) The cubic air-space is raised from 400 cubic feet for each adult and 200 cubic feet for each child in the present law to 600 cubic feet for adults and 400 for children. This is in accordance with the best modern practice.
- (16) Covered water-tight metal cans are required for garbage, ashes and rubbish.
- (17) A janitor or other responsible person is required where there are six or more families. The present law says more than eight.

Besides the fore-going points which we can endorse without reservation, the proposed code provides certain improvements which do not, in our judgment, go as far as they should.

- I. One of Boston's worst housing sins is the erection of tall tenements on excessively narrow streets. The present law permits tenements to be built $2\frac{1}{2}$ times as high as the widest street on which they face. This means that all the lower floors will be dark and damp. No other city in the country permits anything approaching this. The proposed code

would permit a dwelling to be built $1\frac{1}{2}$ times the width of the widest street on which it faces (which is the New York standard) or 36 ft. high no matter how narrow the street is. As there are a very large number of streets in Boston less than 24 ft. wide, it appears that the $1\frac{1}{2}$ standard will be meaningless where it is needed most. There are 132 streets in Boston less than 14 feet. wide, on which a 36 ft. house would be worse than the present standard. A defect of the proposed code is that it establishes no minimum width for a street or way on which a dwelling may be built. This should be done and the 36 foot provision cut out. The best modern practice in housing codes is to forbid the erection of a dwelling higher than the street on which it faces. This is what Boston *should* have, as well as Minneapolis, Detroit and numerous other cities.

- (2) The Mayor's Committee has recognized the need of more light and air in the homes of the people and has provided for somewhat larger rear yards—the minimum depth being increased from 12 feet as at present to 15 feet with an increase as the building increases in height. This would be a fairly satisfactory standard if the 15 feet were not allowed to be measured to the middle of a rear street or alley instead of the lot line.

In regard to courts, the proposed code erects a distinctly low standard, one inferior to what was apparently the intention of the framers of the existing law. But owing to the provision of the present law which permits lot-line courts to be half width and the way the law has been interpreted by the building department, the proposed code would effect a slight improvement on present practice in the width of courts in buildings 4 or more stories high, while decreasing their length and hence their area. We do not feel that Boston should be permanently satisfied with this standard.

- (3) The erection of rear tenements should be prohibited. This is, however, very nearly accomplished in the proposed code.

There are four points in which the proposed code effects no

change in the present law, where, in our judgment, such a change is greatly needed.

- (a) A section should have been introduced specifying the percentage of a lot that may be built on. This safeguard is all but universal in housing laws. It was formerly in the Boston law, but was cut out in 1907. It should go back.
- (b) It should not be permitted to build future dwellings with basement apartments. There is no necessity for people living even partly under ground and it is always undesirable.
- (c) New dwellings of four stories and over should be fire proof. The present law says five. Chicago and Louisville require all dwellings over *three* stories to be fire proof. The result is that Chicago builders have devised a three-story brick three-family house whose apartments rent from \$15 to \$25 a month, which are rapidly taking the place of the old style tenement and are much to be preferred.
- (d) Perhaps the worst point in the existing law which has been retained in the proposed code is the 3 x 5 vent shaft for the ventilation of toilets and baths. They do not pretend to furnish light. This is a standard long abandoned by most other cities. New York requires the same exposure for toilets and baths as for other rooms. The effect of sunlight as a germicide is well known. And in a cheap tenement a dark toilet is almost inevitably a dirty toilet. Boston should not be content to keep these disease-breeding, dirt encouraging vent shafts in her future buildings."

HOUSING AND LABOR

Measures to make public funds available for workmen's homes are advocated in the Reconstruction Program of the American Federation of Labor recently published.

Prefacing its recommendations the committee points out that, "Child life, the workers' physical condition and public health demand that the wage-earner and his family shall be given a full opportunity to live under wholesome conditions. It is not only necessary that there shall be sanitary and appropriate houses to live in but that a sufficient number of dwell-

ings shall be available to free the people from high rents and overcrowding." Continuing it says,

"The ownership of homes free from the grasp of exploitive and speculative interests, will make for more efficient workers, more contented families and better citizens. The government should, therefore, inaugurate a plan to build model homes and establish a system of credits whereby the workers may borrow money at a low rate of interest and under favorable terms to build their own homes. Credit should also be extended to voluntary, nonprofit-making housing and joint tenancy associations. States and municipalities should be freed from the restrictions preventing their undertaking proper housing projects and should be permitted to engage in other necessary enterprises relating thereto. The erection and maintenance of dwellings where migratory workers may find lodging and nourishing food during periods of unemployment should be encouraged and supported by municipalities.

"If need should arise to expend public funds to relieve unemployment the building of wholesome houses would best serve the public interests."

In a comprehensive program of legislation submitted by the Federation on January 15 to the Senate Committee on Education and Labor which is conducting an inquiry upon which reconstruction legislation may be based, housing is listed as one of 18 subjects upon which the Federation considers constructive legislation vital and it urges the inauguration of "a plan by which the Government may build model homes for workers, and to establish a system of credits by which workers may build their own homes."

WINNIPEG'S HOUSING SURVEY

Basing its judgment upon the results of a survey of five selected areas of the city, the Health Department of Winnipeg in its bulletin for January urges the municipality to take some measure to provide a sufficient number of small comfortable homes to make up for a gross shortage of housing facilities. The Department, however, subscribes to the opinion which seems to exist among the municipal authorities that the terms of the Dominion Government loan for such pur-

poses is not sufficiently generous in view of the present high cost of labor and materials. It calls attention to the fact that "both the British and American governments in disposing of their war housing properties are recognizing the fact that these dwellings cost a great deal more to construct during war time and are wiping out this extra cost to purchasers and charging the loss to war expenditure," and adds "It would be well if the Dominion Government made a more munificent offer, and undertook to pay a proportion of the extra cost."

The same hesitancy at embarking on housing operations under present conditions seems to be shared by other municipalities of Manitoba which recently sent delegates to a conference called by the Premier of the Province for the purpose of considering the advisability of taking advantage of the federal offer.

Since that conference, however, the results of the survey made by the Health Department of Winnipeg from May to October last year have been published and emphasize the urgency of the need for additional housing in that city.

The survey—which was made for the purpose of determining the extent of the unlawful conversion of single-family dwellings into tenement houses—embraced 1/12th of the total dwellings in the city. Out of 2,097 one-family dwellings, 361 were found to be occupied as tenements. These 361 houses contained 1,013 families or 652 families too many. The Health Department estimates that in the whole city there are at least 1000 houses so occupied and observes that "if this crowding up of families is allowed to continue unchecked, in a few years we shall find all our families living in single rooms and paying as much rent for one room as was formerly paid for a whole house."

Building records for Winnipeg since 1913 offer sufficient explanation for this condition:

	Dwellings	Apartment Blocks
1913	2,051	64
1914	1,341	85
1915-16-17-18	171	11

Marriages since the war started number 10,000.

During the month of January the Health Department in conjunction with the Building Department made a survey of all vacant houses in the city. There proved to be 1,480 vacant houses, but of this number 40% were found unfit for habitation.

Remarking the reluctance of the city to embark on a housing scheme at this time, the Health Department, though appreciating the reasons for that reluctance, urges the desirability of building houses now for three reasons:

1. To provide work in the building trades.
2. To provide for the expected influx of population due to returned soldiers and their families, as well as newcomers.
3. In order that the city may insist that the present gross over-crowding of families in single-family dwellings be stopped.

IMPERIAL CITY PLANNING COMMITTEE FOR JAPAN

The Japanese Government has recently named an Imperial City Planning Committee for the study of various problems for the improvement of municipal life, according to Toshio Fujiwana of Tokyo, one of the members of the Committee, who has written the National Housing Association for literature and advice on the tenement house problem.

The Committee is headed by the Minister of the Interior and its personnel includes Vice-ministers of State, Directors of Bureaus in various departments of the Imperial Government, university professors, architectural and medical experts and others well versed in social problems.

Mr. Fujiwana, who has been a student of the housing problem for some years, says that the tenement house problem is receiving attention in the city of Tokyo at present and that among well-informed circles throughout Japan housing and other municipal problems are receiving serious consideration.

THE VALUE OF ZONING

Taking the position that "so important a piece of legislation is not established permanently in a city by its mere adop-

tion but rather by becoming firmly rooted in law and public opinion," the Zoning Committee of New York City has issued a leaflet explaining clearly to the general public how the zoning principle has been justified by the results obtained during the two and a half years of operation of the New York Zoning Law.

After outlining briefly the activities of the Zoning Committee which was organized after the passage of the law on July 25, 1916 and which has been the only citizens' organization that has had as its sole work the protection of this piece of legislation, the leaflet proceeds to explain that—

"Due to the falling off in construction on account of the war, the committee have been more concerned with the use provisions of the law than with those regulating area and height of new buildings. Experience showed how to improve the ordinance, especially regarding garages, nuisance factories, and new uses in old buildings, with the result that through amendments there is greater protection to neighborhoods now than there was originally. When old uses are changed from time to time, they must grow less and less offensive under the law as it now is.

EXCLUSION OF BILLBOARDS FROM RESIDENCE DISTRICTS.

Another long stride in advance made by the zoning law is the exclusion of the billboard from residence districts. Prior to the adoption of the law there existed absolutely no safeguards to protect residential districts against billboards. Advertisers were free to erect huge signs wherever they wished—whether the site chosen was opposite a church or a warehouse, a park or a railroad yard, a home or a gas house. No locality had any amenities which the billboard was bound to respect—it could go anywhere. A private dwelling had no more rights in a residential district than fences featuring whiskies, tobaccos or theatrical novelties.

The zoning law has at one stroke done more to remedy the billboard evil in the residence districts of the city than all the laws and ordinances previously passed on this subject put together. Instead of merely regulating the height, size and construction of signs, it frankly recognizes the fact that

billboards are a hurt when next churches, schools and private homes.

NECESSITY FOR STABILIZING REAL ESTATE VALUES.

The present high cost of labor and materials emphasizes as never before the necessity for orderly building. With two houses worth as much as three several years ago, there is much more to be lost now than formerly through uncontrolled building. The high prices prevailing today make it absolutely imperative to conserve the value of all buildings, old no less than new, from premature and avoidable depreciation.

To the owner of neighboring property the invasion of an injurious use often spelt financial ruin—a ruin even more complete than if his building had been destroyed by fire, for in that event his loss would have been made good, in part at least, by insurance. But for the values destroyed in blighted districts there was no insurance; each owner had to stand his own loss.

The individual's loss was also the public's loss. To the former the invasion of offensive uses meant depreciated values, increased vacancies, lower rentals, the calling of mortgage loans, foreclosures; to the latter, reduced assessments, unpaid taxes, tax sales.

BENEFITS CONFERRED UPON RESIDENCE DISTRICTS.

Private restrictions were usually short-lived, and always inflexible. Now the protection of the zoning law is permanent, yet capable of change where conditions change. Home-owners in these districts are now free from any fear of invasion by stores, factories, or garages. The result is that new houses erected in these neighborhoods are of a higher type and better finish than the old ones. Viewed in every way, the zoning law is proving of inestimable value to the home sections of the city.

BUSINESS DISTRICTS PROTECTED.

The business districts, too, are feeling the wholesome effects of the law. In no instance has this been more noticeable

than in the Fifth Avenue section. The indiscriminate location of factories before the enactment of the law had all but ruined the lower portion of the avenue.

The stimulating influence of the zoning law has not been confined to the central shopping district. It has been felt by business districts in all parts of the city. Keeping business off residential streets means keeping it on business streets. This helps the business streets and protects the home localities.

ZONING FAVORS INDUSTRIAL DEVELOPMENT.

In holding out special inducements to factories locating along the railroad and waterfront, the zoning law, moreover, will in time effect important economies in business and industry and thus promote the prosperity of the city. New York's competitive strength in the domestic and foreign markets of the world depends as much upon the arrangement of manufacturing establishments within the city as upon the availability of raw materials and the proximity of a consuming public.

In the days of unregulated building little or no attention was paid to economical means of transferring and distributing freight locally, although it probably contributes proportionately no less to the expansion of the city's commercial and industrial hinterland than efficient outside connections by land and water. Heavy terminal costs are a drag upon industrial development in the same way as high freight charges. Every cent saved in needless trucking means just that much more capital available for the extension of a city's commercial and industrial radius by rail and water. The zoning law keeps industries in their proper places.

The zoning law protects all classes of buildings—residential buildings, business buildings, factory buildings. Each class enjoys the maximum freedom and opportunity for development within its own sphere. The obligations imposed upon each class, when it encroaches upon the territory outside its sphere, are only such as are essential to assure other classes of a like freedom and development each within its respective sphere. Preferential rights give rise to reciprocal responsibili-

ties, but the sole purpose of the responsibilities imposed upon each particular class of buildings under the zoning law is to guarantee the rights and make permanent the protection enjoyed by all classes.

NEED FOR WATCHING HEIGHT AND AREA REGULATIONS.

Now that the war is over new buildings will be planned and questions of height and area under the new law will come to the front. The committee can assist in solving these new questions and can act quickly in framing amendments to cure unforeseen defects. As small grievances, when left unattended to, may by accumulating serve to discredit the whole law, the wisdom of studying its faults and strengthening its weak points is apparent. Nothing could be better calculated to establish zoning as a permanent institution.

IMPORTANCE OF ZONING IN THE POST-WAR PERIOD.

During the next few years hundreds of millions will be spent upon new buildings in New York. This money will be spent for the permanent upbuilding of the city. Gas tanks will not be erected next to parks, garages next to schools, boiler shops next to hospitals, stables next to churches and chemical works next to dwellings. This has been accomplished by the zoning law, the adoption of which substitutes an economic, scientific, efficient community program of city building for wasteful, inefficient, haphazard growth. For the first time in its history New York has a comprehensive plan to guide its development."

INTERALLIED CONGRESS ON SOCIAL HYGIENE

An Interallied Congress on Social Hygiene in the Reconstitution of the Regions Devastated by the War will be held in Paris April 22-27, 1919. It is being organized by the National Committee on Physical Education and of Social Hygiene, under the patronage and with the help of the French Government.

There will be two general session of the Congress and 13 section meetings, the second of which will be devoted to "Hygienic Dwellings in the Devastated Districts" when the following subjects will be considered: Building Materials, Orientation, Aeration, Ventilation, Disposition, Lighting, Heating, Kitchen, Dressing-room, Garden, Cleansing and purification of inhabited premises, Drains, Waste waters, Evacuation of excrements, Fight against dust, heat and flies.

The Congress will include "official delegates," "titular members" and "adherent members." Any person or group or persons agreed upon either by the officers of the Congress or by the official delegate of each allied Nation will be considered a "titular member" and only "titular members" and "official delegates" will take an active part in the Congress work. Any persons, however, belonging to the family of a "titular member" will be admitted to the sessions of the Congress as an "adherent member."

PLAIN TRUTHS ABOUT SCRANTON

Scranton learned some unpleasant truths about itself recently when Miss Marguerite Walker Jordan addressed a representative gathering in the Board of Trade rooms.

Scranton, declared Miss Jordan, has the highest infant death rate of any city for its size in the country. Scranton's influenza death rate was larger than other cities of the same size. Scranton has in it a poorly reconstructed stable in which 4 families are living, a large brick tenement in which all the bedrooms are built so that they have no windows, and many other places and districts which could be cited as examples of the worst sort of housing. In a congested district in this city during the recent epidemic, 400 families had 850 cases of the disease, demonstrating how disease ravishes the crowded home.

Miss Jordan closed her address with practical and explicit suggestions as to how conditions might be bettered, basing her argument for better housing not upon humanitarian principles but upon its advantages to industry to the employer and to the community.

THE UNDERTAKER AS HOUSING REFORMER

The Chattanooga Times of November 24 prints the following editorial:

"We are in receipt of a communication from one of the leading undertakers in the city who has had a large experience in dealing with living conditions among the lower and middle-lower classes of the city and suburbs, and especially has he become conversant with them since the outbreak of influenza in September. 'It is a reflection upon the humane disposition of the community,' he says, 'that such deplorable insanitary and wretched conditions should be permitted to exist in a civilized, Christian community. If the people of Chattanooga could have seen what I have seen and witnessed the squalor and total lack of conveniences and ordinary comforts that I have found in many of the so-called 'homes' in and about this city they would hang their heads with shame and placard their smug and selfish spirituality with the legend, 'Tried and found wanting'."

MUNICIPAL RECONSTRUCTION AND HOUSING

In the farseeing and suggestive Municipal Reconstruction Program recently promulgated by the Bureau of Municipal Research of Rochester, New York, housing and city planning have been given conspicuous place.

The program is divided into two main branches of study and activity, one having to do with "certain questions concerned with the intensive development of facilities already existing and under way"; the other with "certain questions concerned with the development of new governmental, social and industrial activities."

City planning as a part of the program is given place under both headings. Housing is placed under the second—among the new activities—as a subject to be "studied especially with a view to the development of the garden-suburb and garden-city ideas as they have been worked out in England, perhaps along the lines of giving to joint stock corporations that will undertake these enterprises the power of eminent domain (under proper regulation and control) and state

or federal aid in the form of long-term loans at low rates of interest."

Street Development and Building Regulation are put forward as suggested first steps for putting the program into operation and under the head of Building Regulation, the creation of building zones, the regulation of heights of buildings and progressive modification of the present building code are urged.

After outlining work that remains to be accomplished in the field of city planning as among the "activities already existing and under way," the Bureau suggests as a new activity "the planning of the larger city from the new point of view that will give municipal authorities control of the use of land for specific purposes; so that industries shall be assisted to locate on sites of greatest advantage to them, but shall not be permitted to locate in such a way as to hurt the physical life of the people or destroy aesthetic values."

HALIFAX RISES FROM THE WRECK

One year ago on the sixth of January occurred the disaster that engulfed Halifax. The great work of rehabilitation has gone on more or less unchronicled. Three men, T. Sherman Rogers, lawyer and business man, William Bernard Wallace, Judge of Halifax County Court, and Frederick Luther Fowke, a merchant, were appointed as the Halifax Relief Commission, with Ralph P. Bell as Secretary. The permanent work of the Commission will remain a memorial of their wise administration.

Halifax was but partly wrecked. The better residential sections and a large part of the business area suffered no greater damage than shattered window panes.

The quarter known as Richmond where lived a large percentage of the working class in closely crowded wooden houses, and Dartmouth, across the bay, were portions that went down into kindling wood and ashes when the Belgian Relief ship Imo rammed the French munition ship Mont Blanc and set off the explosion that resulted in 2000 deaths, the maiming of almost 6000, the blinding of 36 and a property loss estimated at nearly \$40,000,000.

The Canadian Government appropriated \$12,000,000 toward repairing the loss. Other contributions brought the fund up to \$20,500,000. Architects were employed by the Relief Commission to prepare plans for 1000 homes, the Commission having decided to present the victims who had lost their homes with a new home instead of cash. The system has a double value; it keeps the population of Halifax in the city and it invests the funds in city property. The houses, 500 of which have been contracted for and a goodly number of which are built and occupied, are of hydro-stone material, artistic in design and planned with a view to fit into a beautiful whole.

Plans for civic improvements are being carried out in all directions. Boulevards, parks, well-paved streets and alleys already in evidence bear out the prophecy that Halifax will rise bigger and more beautiful from her ashes.

HOUSING IN HONOLULU

A very brief outline of what appears to be a well-developed and successful movement for better housing in Honolulu is given in a letter recently received from Vaughan MacCaughey, chairman of the Civic Affairs Committee of the Honolulu Ad Club. The movement is noteworthy also as being the first started by advertising men as a body.

"The Civic Affairs Committee of this club," writes Mr. MacCaughey, "has been and is carrying on a vigorous anti-tenement and re-housing campaign here in Honolulu. We are beginning to get results. Many of the worst tenements have gone. The big problem now is that of re-housing.

"Honolulu has a large Oriental population and one of our main problems is that of abolishing the slums in 'Chinatown.' This will take several years, but we have already secured the abolition of 40 of the worst slums, and the bona fide improvement of 100 others. We are now placing our main emphasis upon the constructive side of the program, namely the building of small cottages on cheap land for our working population.

"Our most effective mode of publicity and education has been a series of display ads in the daily papers, they donating

the space. We have run hundreds of them since January, 1918. We are sure that persistent publicity will do more than any other one thing to educate our people to this matter."

Mr. MacCaughey's purpose in writing was to secure from the National Housing Association data relating to similar work in this and other countries.

IOWA ASSOCIATION ACTIVE

A state-wide publicity campaign and a drive for 1000 members are the immediate objects of the newly organized Iowa State Housing Association, the object of the publicity campaign being to secure from the legislature this winter a strong state housing law. One of the first steps in the campaign was an effort to enlist the more important commercial bodies in the state by inducing them to appoint housing committees to aid actively in bringing about the proposed legislation.

The following officers have been elected by the Association: Governor W. L. Harding, Honorary President; O. E. Klingaman, Iowa City, President; Dr. G. H. Sumner, James R. Hanna and R. H. Faxson, Des Moines, Mrs. Francis Whitley, Webster City, and Joe Morris, Albia, Vice-Presidents; Judge Nathaniel French, Davenport, Secretary, and H. L. Eddy of Des Moines, Treasurer. The members of the Executive Committee are: Dr. C. E. Snyder, Sioux City; Mrs. Homer A. Miller, Des Moines; Mrs. M. Burns, Sanburn; E. H. Trent, Ottumwa; R. A. Hasselquist, Chariton; John S. Crooks, Boone; Robert Blaise, Sigourney; W. E. Bullard, Belmont; Mrs. W. H. Spaulding, Grinnell.

A housing law which is practically a copy of the Michigan Law has been introduced in the Legislature. A draft of the proposed law was printed recently in a special issue of the Iowa Health Bulletin on "Better Housing in Iowa" to which Governor W. L. Harding, Dr. Guilford H. Sumner, Secretary of the State Board of Health, Dr. Curtis W. Reese, Chairman of the State Housing Commission, Charles B. Ball and Mrs. Albion Fellows Bacon and others contributed articles.

HOUSING ORGANIZATION IN ENGLAND

Great strides in Housing organization are forecast for the near future in correspondence from men who are closely in touch with the federal housing work of Great Britain. A director of Housing Construction is soon to be appointed, probably with Raymond Unwin at the head on the technical side and with Town Planning Commissions appointed in different parts of the country. The new President of the Local Government Board through which much of the English housing work is conducted, is Dr. Addison who previously was Minister of Reconstruction and responsible for the progressive housing proposals of that body.

Ewart G. Culpin has for the time being left his position as Secretary of the British Garden Cities and Town Planning Association to carry out some reconstruction work. He already has in hand the building of four complete towns and he writes that this work gives promise of growing larger and larger.

In the meantime, however, the British Garden Cities Association has embarked upon enormous work. It is enlarging its staff and hopes soon to send out some hundreds of lecturers. It has initiated lecture schools and new literature propaganda and is expecting to get about 5000 pounds in the near future to go on with this phase of its work.

PITTSBURGH CITY PLAN

In order that Pittsburgh may have a city plan commensurate in efficiency and beauty with the industrial importance of the city, a group of men among the most wealthy and influential in the city, has organized a Citizens' Committee on the City Plan of Pittsburgh, the object of which is to coordinate all projects that have been worked out by others, if they are not seriously defective, and then to develop the coordinated plan. Intensive educational work, also, is included in the program. Frederick Bigger has been appointed Executive Secretary and offices have been opened in the First National Bank Building.

Pittsburgh has an official Planning Commission, which, however, is inadequately supported by appropriations and is not equipped to make comprehensive plans. The committee hopes to secure the cooperation of the Commission, as well as all other Civic and Social organizations.

The Executive Committee has issued the following definition of the aims of City Planning as understood by those who have formed the new organization :

Conformity to definite plan of orderly development into which each improvement will fit as it is needed—Not the immediate execution of the whole plan.

Saving in cost of public improvements by business methods—Not waste through unnecessary or extravagant expenditures.

Encouragement of commerce and facilitation of business—Not the obstruction of any trade activity.

The development of an American city worthy of civic pride—Not imitation of London, Vienna or Paris.

Conservation of human energy and preservation of life, particularly child life—Not merely restrictive, but also constructive welfare methods.

Correlation of the city's activities—Not haphazard changes with no adequate returns.

The proper application of art to municipal improvements—Not extravagance, superficial beautification or vague attempts at civic adornment.

The rule of common foresight and prudence—Not the rule of chance with ruinous expense and debt.

Preservation of historic buildings with their traditions—Not the destruction of the old landmarks and city individuality.

Happiness, convenience, health, for all citizens—Not merely expensive boulevards and parks available only to the few.

Those actively interested in the Committee are: A. W. Mellon, R. B. Mellon, C. D. Armstrong, W. S. Arbuthnot, J. H. Lockhart, W. L. Mellon, Wilson A. Shaw, Grant McCargo, Henry Buhl, Jr., W. L. Clause, Hamilton Stewart, D. P. Black,

H. C. McEldowney, W. A. Follansbee and E. A. Woods. C. D. Armstrong is President; Hamilton Stewart, Treasurer; J. D. Hailman, Secretary. The Executive Committee includes, together with the foregoing, W. S. Arbuthnot, H. H. McClintic and W. H. Robinson.

BAD HOUSING IN OHIO

The Cincinnati Better Housing League, in urging the necessity for a State Housing Code in Ohio with adequate machinery for enforcement, has given publicity to a report made by the U. S. Public Health Service disclosing conditions described as frightful at South Lebanon, Ohio

"The conditions found in many of the homes were frightful," says the report, "and it immediately became apparent that in order to avoid future epidemics and useless loss of life, sanitary conditions must be improved at once."

South Lebanon is a town of about 1000 inhabitants. The bad housing conditions have developed since the war as the result of the importation of from 200 to 300 Kentuckians to work in munitions factories at Kings Mills, near South Lebanon. Welfare workers of the Ordnance Department found that the influenza epidemic was spreading to an appalling extent among the Kentuckians. The output of the munitions factories at Kings Mills was being seriously interfered with, the absentees sometimes totalling as many as 700 a day. The local Health Officer, paid only \$250 a year and the only practicing physician in the town, was neither equipped nor desirous of taking the necessary action to improve conditions. The State is without adequate machinery for coping with such a situation. Accordingly the U. S. Public Health Service was called in to investigate. These are some of the facts disclosed:

"Respiratory diseases abound, probably due to overcrowded and bad housing. There are numerous cases of tuberculosis, pneumonia and influenza almost continually. During the influenza epidemic there were cases of influenza in every one of these homes, (occupied by Kentuckians) in many of them all the occupants were sick. It is estimated that two-thirds of the Kentucky laborers are afflicted with tuberculosis.

"The amount of disrepair and filth in the majority of the homes of the Kentucky laborers is indescribable and renders them unfit for human habitation. Leaking roofs, broken windows, falling plaster, sagging floors, rotting foundations, missing weatherboards, collections of filth and vermin abound. Most of the houses are dark, damp and very poorly ventilated. The cellars are damp and many contain water.

"This condition, present among the Kentucky laborers, constitutes probably the most serious aspect of the entire problem, since so many of the people have tuberculosis. In one five-room house, 18 people are living, all suffering from tuberculosis. Splotches of wet and dried sputum covered the floor and two small children were playing and creeping on the floor in the midst of it.

"There is no sewerage system whatever. The toilet facilities of the great majority of the other houses are extremely inadequate and constitute a grave menace to the health of the community. In many cases there are no vaults; often where vaults are provided they are filled to overflowing * * *.

"In many cases 15 to 40 people use the same privy and the amount of filth is appalling.

"There is no system of garbage disposal. In many cases garbage is thrown into the cellar or into the corner, or from the windows, front or rear doors, on the walk or into the yard."

As a result of this investigation the town has been aroused and measures are being taken to improve conditions. Conditions comparable to those found at South Lebanon exist in other parts of Ohio and this report, made by experts of the U. S. Public Health Service, furnishes graphic proof of the need for adequate state legislation.

FUTURE OF THE GARDEN CITY IN ENGLAND

If the determination of the English Garden Cities and Town Planning Association to put its weight back of the

movement of the National Garden Cities Committee to solve the after-the-war housing problem by the multiplication of garden cities throughout the Kingdom brings success, or even approximate success to that movement, Great Britain will have won a leadership in the realm of housing and town planning which will not easily be overcome.

At its annual meeting last spring the Association adopted a resolution pronouncing itself "in favor of a special propaganda being started throughout the country with a view to impressing upon local authorities and other bodies the importance of applying the complete garden city principles to the schemes of reconstruction which are to be taken after the war."

Mr. G. Montague Harris who discussed at the meeting the subject of "The Garden City as an Element in Reconstruction" said that housing was one of the most important of reconstruction problems. "Not only is there an enormous need for houses," he continued, "but the war has brought about conditions involving an alteration in the circumstances under which people wish to be housed and industries would be accommodated. If our great cities had suffered as have Louvain and Ypres, no one would suggest building them up again precisely as they were, stone upon stone and brick upon brick, and with their slums in their former condition. Why should we not go further than that and take a larger view?—think not merely in terms of brick and mortar, but what it means to the whole life of the nation to have its people properly housed.

"The war has, among other things, created bigger ideas and given a readiness to take a larger point of view in realizing our mutual responsibilities. There is a new spirit abroad in education, which is closely allied with our movement. . . . With all these ideals working among the general public, there would be a much larger sympathy with the ideal Garden City principle—the whole Garden City and nothing but the Garden City in its complete form. There is now the opportunity to press this upon the country."

It was in this connection that Mr. Harris urged that the Association get back of the propaganda of the National Garden Cities Committee and push it to concrete accomplishment.

He urged further that the Association assist actively in carrying out the desire of the President of the Local Government Board that conferences be held in each county as to the housing required in that county, pointing out that such conferences would present an unparalleled opportunity to spread the complete Garden City idea.

DIFFERENT KINDS OF REAL ESTATE MEN

The following paragraph is taken from a press report of the annual meeting of the Real Estate Board of Baltimore held in November:

"The Board reported that it has successfully opposed the Housing Code Ordinance as inimical, in their opinion, to the best interests of both the public and real estate dealers."

Contrast with this shortsighted and intolerant attitude of the Baltimore Board that of the National Association of Real Estate Boards, which has given its unqualified endorsement to advanced housing legislation and which maintains a Housing Committee as a permanent feature of its organization for the purpose of stimulating legislation through its branches. Contrast with it also the attitude of the Minneapolis Real Estate Board which instituted the movement that placed on the statute books of Minnesota the Minneapolis Housing Law, in many respects the best in the country.

The convincing testimony which these two bodies give casts at least a doubt upon the judgment of the Baltimore real estate men that the proposed Housing Code is "inimical to the best interests of both the public and real estate dealers."

PERMANENT HOMES REGISTRATION SERVICE

Originally planned to aid war-workers, the United States Homes Registration Service of Newark has been broadened into a general housing bureau and will be continued for the particular needs of transients. Contending that it is a part of the city's business to see that offered accommodations are suitable, decent, and sanitary, the service has provided that rooms listed must measure up to a given standard of respectability and sanitation.

TWENTY-EIGHT YEARS OF IMPROVED DWELLINGS

Twenty-eight years of successful operation and the successful weathering of the war period, though in 1918 the dividends had to be reduced from $3\frac{1}{2}$ to $2\frac{1}{2}$ per cent, is the record of the Glasgow Workmen's Dwelling Company, Ltd., as set forth in its 28th annual report. The reduction of the dividend was made advisable in order to increase the reserve fund, as a raise of rentals for that purpose was made impossible by the Rent Restrictions Act which held all rentals at pre-war level.

"While, therefore, on that side of the balance-sheet results are disappointing," said Sir William Bilsland, one of the directors of the Company, presiding at the annual meeting, "in all other respects the report is most gratifying. The bad debts are very nominal, namely, 43 shillings on a total rental of 6230 pounds. The outlay for warning away bad tenants was only 60 shillings and the total loss from unlet houses was 17 pounds. The bonus to tenants which last year was 390 pounds continued with the most helpful effects. * * *

"I feel very sure that although on the question of dividends the prospects of the company may not be very rosy, yet in the methods of managing the properties and of promoting and maintaining a most friendly feeling between landlord and tenant, and also in providing for the tenants healthy, quiet and orderly dwellings, the influence of this company will be regarded as a model well worth copying in these respects."

COOLER HOUSES

How houses in hot climates may, by means of one or two simple and reasonable structural devices, be made more comfortable during the hotter months of the year is described as follows by Rowland Otis, of New Orleans:

"Because our builders neglect a few simple precautions, most small houses in New Orleans are very hot; which means, in a climate like ours, an immense amount of discomfort and much actual suffering. Fortunately, though, it is possible in nearly every case to correct these oversights at a moderate cost. The two principal causes of a hot house are: First, the

radiation of heat from the roof to the ceiling; second, the lack of through ventilation. The first, usually the most important, is easily and cheaply cured. A floor of rough boards laid loosely in the attic, and better ventilation of the roof space is all that is necessary. The usual round iron ventilators in the ridge of the roof are not sufficient, some provision must be made so the wind can draw from end to end of the attic.

"The second cause—lack of through ventilation—is not so easy to cure. No matter from which direction the wind blows, the air always draws through the alleys between our small houses lengthways, not sideways; and, naturally, the current of air inside the house is in the same direction. The idea, then, is to keep the windows front and back, and the communicating doors between the rooms open at all times; and if any new openings can be cut in the house, to place them where they will facilitate this natural draft."

ENGLISH LOW-COST HOUSING COMPETITION

Comment upon the results of the interesting Housing Competition held in 1918 by the English Local Government Board and the Royal Institute of Architects, resolves itself, to all practical purposes, into a description of the achievement of Mr. Courtenay M. Crickmer, the resident architect of Gretna, who, entering the competition for the Home Counties and competing in three out of four classes, scored two firsts and a second. The plans which he submitted—plans for low-cost group cottages—were reprinted in the English "Architects' and Builders' Journal" of May 1918, and the "Building News" commenting upon his design in Class A says: "His scheme is exceedingly simple and very compact, depending externally upon hipped roofs of flattish pitch, covered with slates. The windows have wood casement opening at the top." The living rooms, of which details are given are described as "spacious" and the sleeping rooms as "adequate," being reached off a square landing without loss of space. "The cottages," the critic adds, "cube 10,330, 10,375 and 10,476. The end cottages project in front and the central pair set out behind. The whole arrangement is self-contained. The walls are 11 in. hollow built in brick; and as an alternative concrete

slabs are proposed. The door pent's have slate slab coverings. In regard to Class B, the same journal, referring to Mr. Crickmer's design says that in this as in his Class A design "he is here distinguished for compactness and sensible arrangement."

In each class in which he entered six houses were planned. In Class A the houses comprised living room, scullery and three bedrooms; in Class B, living room, parlor, scullery and three bedrooms and in Class C living room, scullery and two bedrooms. Mr. Crickmer's object was to produce a type giving the best accommodation on a minimum space, and such as to admit, if desired, of external modification to suit local desires.

"I assumed," writes Mr. Crickmer, "that it would be best to regard these plans as types, and therefore tried to keep them as simple as possible with square plans and plain eaves and roofs. It would be easy to make a more varied and pleasing group, if one were only designing one particular block for a definite site, but such a block could probably not be repeated or lend itself to variation. A special feature, although beautiful in itself may become very monotonous if repeated several times over, but a square treatment seemed to me to lend itself more to variations and would form a better basis for a type plan."

A London architect in practice in Lincoln's Inn Fields, Mr. Crickmer, before the war, had made a reputation in house planning. He won the Town Planning and Housing competition for Ipswich and carried off the Daily Mail prize with a design for a pair of workmen's cottages, which were subsequently erected at Olympia. At the second cottage exhibition at Letchworth he secured no fewer than three first prizes for different types of houses; at Gidea Park where the houses had to be erected according to the designs, he was placed first in a large competition; and he also won the housing competition at Marlborough. These successes have been coupled with a wide experience in the actual work of town planning and house building. Mr. Crickmer built several hundreds of houses at Letchworth, at the Hampstead Garden Suburb and at Marlborough, all recognized examples in the matter of

housing. After the war broke out and private practice was suspended he was appointed resident architect of Gretna.

STATE CONTROL OF RENT PROFITEERING

The aldermen of Bridgeport on January 21, adopted a resolution of the Machinists' Union seeking a state law to protect rent payers from the profiteering landlord. The resolution is as follows:

Whereas the State Council of National Defense, Bridgeport War Bureau, Governor of the state and many other officials and semi-officials recognize the fact that the Connecticut property owners charged excessive rents during the period of the war, and

Whereas, promises were made by Justice George W. Wheeler and other responsible officials that the incoming session of the legislature would be asked so to amend the statute law as to protect the rent payer from the profiteering of the property owner, and

Whereas the people of Bridgeport are still without relief from the rent profiteer and the 1919 session of the legislature will open January 7 and last for 5 months, therefore be it

Resolved, that the Common Council at Bridgeport instruct state senators and representatives from Bridgeport to do everything in their power to bring such legislation as will enable the rent payers to protect themselves against the profiteering of the landlord."

NEW YORK CITY'S DANGER

A bill has been introduced in the New York Legislature by Senator Dodge, at the instance of certain real estate organizations, which permits the alteration of single-family houses not more than 60 feet deep, nor more than 4 stories and basement in height, into tenements for the occupancy of 4 families without compliance with the present requirements of the law for such houses. The law now requires every room to have windows of prescribed size opening on the outer air or upon an

adequate court. It substantially requires a fireproof stair well and stairs. The Dodge Bill would permit four dark rooms in each house, one on each floor, and substantially omits the provisions for fire protection.

In order to understand the danger which menaces the settled policy of the city of New York in regard to the housing of four-fifths of its population, it is necessary to consider the objects sought to be accomplished by the tenement house law. Seventy-five years ago the probability was foreseen that New York would be in time a city of tall buildings and congested population. The shape of Manhattan Island and the inadequate means of transportation by water indicated that fact to intelligent observers. But the mass of citizens were unaware what such conditions portended. A long time elapsed before any attempts at regulation were made. The first steps were halting and inadequate. Finally a bill was passed which lagged considerably behind the best sanitary knowledge of its time and which was defective in its failure to provide adequate means for its own enforcement. At last the situation became so acute that two commissions were appointed, one in 1894 and one in 1900, to grapple with the threatening evil.

The tenement house law of 1901 dealt with the problem drastically, and laid down certain requirements for all tenement houses erected after that date. It authorized the acceptance of existing tenement houses as a matter of necessity, because, had it required the demolition or reconstruction of all unsanitary old tenements in the city of New York, there would not have been left sufficient housing for the population. But, in addition to doing these things, it served notice upon all property owners that *thereafter no building not erected for tenement purposes could be permitted to be so used unless made to conform with all the requirements of the law for new-law tenement houses*. For 15 years this was the law of the state of New York. It prevented the undoubted evil of permitting old private houses, which had served their purpose and which were no longer available for the uses for which they were erected, to be turned into tenement houses. Buildings of this type when converted into multi-family occupancy constitute the most undesirable buildings with which the city has to deal. Whatever their former beauty and utility for private family

use, they fail entirely when converted into tenement houses. Every visitor to foreign cities where the conversion of such buildings to tenement houses is unrestricted can testify from his own experience as to this fact. They have stairways which from being enclosed for more than 50 years are highly inflammable. They have dark, interior rooms which would inevitably be used for sleeping purposes and which cannot be lighted or ventilated properly without reconstructing the building. Their stairways are dark and winding, and under the intensive use to which they are likely to be subjected when the buildings are used by many families, they will soon develop inherent weaknesses.

The use of these buildings as tenement houses in quantity will discourage the construction of new buildings which are the city's greatest need. However desirable they may seem at the time of their alteration, the number of families in each house will be too small to permit of the employment of a janitor and so the parts of the building used in common will not receive that care and attention which decency and proper maintenance require.

These are a few of the specific criticisms which may properly be applied to the Dodge Bill. But the main objection is the attack which it makes upon a principle that many had supposed to be definitely settled. That principle was that no more old buildings were to be foisted like second-hand clothes on the poor of the city of New York as suitable residences, "good enough for them."

This Dodge Bill represents a clear and distinct conflict between private interests and the public welfare. If it is enacted into law, it will furnish an argument for the further reduction of standards of construction in new buildings because it will be difficult to meet the argument that if the conditions created in these converted four-family buildings are good enough and safe enough, then what reason is there for requiring higher standards from the erectors of new buildings? And if the conditions are not good enough or safe enough, then people should not be allowed to use these buildings for tenement purposes. There is no escape from this conclusion.

WAR VETERANS OF CANADA OPPOSE REVAMPED HOUSES

Concerning a threatened movement among property owners in Ontario to alter present legislation so as to make possible the conversion of old single family dwellings into three family tenements, C. B. Sissons, Secretary of the Ontario Housing Committee writes as follows under date of November 5:

"With reference to the tenement legislation on the three-family houses, I fancy there is little possibility of any steps being taken this fall in the matter of building and I doubt if restrictions will be removed which will permit of the remodelling of these old houses. The Great War Veterans have come out very strongly against the proposal and in favor of a scheme of town planning being adopted before a decision is made to 'tinker' with these old houses. A good many of these veterans have seen the kind of thing they are doing in England in building up suburbs with pleasant homes and ample open spaces. Their assistance in the fight will be invaluable."

HOUSING SURVEY AT IVORYDALE

At the request of the management of the Ivorydale plant of the Procter and Gamble Company, the Cincinnati Better Housing League, in October, made a survey of housing facilities and conditions in the neighborhood of the plant with a view to determining whether it would be advisable for the company to enter upon a building project for its employees. While the reduction of the plants' labor force to a peace-time status may render such a step unnecessary, there is still a possibility that the facts brought out by the survey may prove it to be desirable.

The territory covered by the survey included Elmwood, St. Bernard and Winton Place; only houses within walking distance of the Ivorydale plant having been inspected.

In this territory there are 2463 single family houses and flats, 171 tenement flats and 130 houses where roomers are taken, about 50% of this number being furnished room houses.

The most important result of the survey is the fact that it showed there was a serious shortage of houses, of all kinds, particularly one and two-family houses, which are most in demand in

this section. In the 2463 one and two-family houses covered by the survey, there were only 27 vacancies; and in tenements only 6. In other words 9/10 of one per cent vacancies, whereas the normal percentage of vacancies in a community where the supply of houses equals the demand, is about 5%. This taken together with the testimony of the people in this section that if they "Whisper to anyone that they are going to move, the house is taken before they notify the owner," is conclusive evidence that more houses are needed. There is further proof of this fact in the extreme street car congestion caused by the large number of people who have to live at long distances from their work.

There are about 74 vacant rooms out of a total of 404 furnished rooms rented out in the district. There is a large demand for furnished rooms suitable for girls and women, but very few available. The girl coming in from out of town to work in this section finds the problem of locating a suitable place to room extremely difficult.

Contrary to the belief often expressed that workmen in factories in the outlying districts around Cincinnati prefer to live at a distance from their work, the survey of the Ivorydale section showed that fully 80% of the people living in this section are employed by the neighboring factories or in other occupations in the vicinity.

In houses the average number of rooms per family is 5 and 6 rooms; in flats 3 rooms; in tenements 2 and 3 rooms.

The average rent per room per month is, for houses \$3.79, for flats \$4.22, for tenements \$3.72.

The average rent for furnished rooms is \$2.29 per week, for room and board \$6.38 per week, for light housekeeping \$2.84 per room per week.

On the whole, housing conditions in this section are fairly good except in the tenements; 93% of the flats and single family houses are at least in fair repair and about the same percentage are fairly good types of houses. Practically all have a sink with running water in the house; 60% have baths, and 75% inside toilets.

Of the tenements 35% are in bad repair and 20% of a bad type; only 78% have sinks in the apartments; 12% baths; and 38% inside toilets. Though not good, the tenements in this dis-

trict are much better than in Cincinnati proper, as would be expected. There are no dark rooms and little land or room congestion.

Of the furnished rooms inspected 50% were rated first-class, 42% second-class and 8% third-class.

An interesting point revealed by the survey is that approximately 50% of the houses and flats in the neighborhood are owned by the people occupying them and almost all of these people are employed in the vicinity.

The beneficent effect of home ownership is shown by the fact that of the houses and flats in bad repair less than one-fourth are owned by their occupants while three-fourths are rented.

AFTER-THE-WAR HOUSING IN FRANCE

The *Office d'Habitations a Bon Marché du Département de La Seine*, Paris, has in course of preparation a full report respecting its activities during the war which will describe its plans for providing after-the-war housing in the various areas of Greater Paris. As far as is known, this will be the first report of importance dealing with the subject of war housing and after-the-war housing in France with the exception of certain magazine articles dealing with the reconstruction of the devastated regions. The same organization is planning the early publication of a periodical review of its activities. In the meantime the columns of the organ of a private association for the promotion of cheap dwellings has been thrown open to the *Office d'Habitations a Bon Marché* and a number of interesting articles have been printed therein.

WORLD PROGRESS IN THE GARDEN CITY MOVEMENT

An interesting though brief summary of the progress of housing and town planning in various countries associated with the International Garden Cities and Town Planning Association is available from a report of the annual meeting of that association contained in a recent issue of "Garden Cities and Town Planning."

After commenting briefly upon the then prospective action of the United States upon the matter of war housing, the report goes on to say of other countries, "Consequent upon the vote by the Department of the Seine of a sum of 10,000,000 francs towards the establishment of a belt of garden villages around Paris, there has been a great revival of interest in France.

"Arising directly out of the work of our Belgium Town Planning Committee and the Study Circles, there has been formed in Paris *L'Ecole Supérieure d' Art Public* of which one of the former members of our Belgium Town Planning Committee is Director, another Secretary, and other members of the International Association are members, including M. George Risler, President of the Committee. M. Sellier, a member of our 1914 Congress, has recently taken the initiative in the formation by French Coöperators of a Coöperative Housing Information Bureau.

"The Spanish Garden Cities association still publishes its review 'Civitas' and correspondence with Mr. Dimitri Protopopof, in Russia, was continuous until December 1917. He was Vice-President of the Local Government Board under the Kerensky Government and wrote frequently for our literature. Mr. Barry Parker is still in San Paulo, where he went nearly two years ago and is now engaged on a big scheme under garden city conditions for the Armour Meat Company. One of the latest inquiries is from the Government of Morocco, whence the Government chief architect has written for information as to the establishment of Letchworth, types of cottages, lay-outs, etc.

"In cooperation with an American firm, a film of Garden City life is being made, and this will be used extensively. Written lectures and sets of slides have been provided for a lecture program in Holland and the Scandinavian countries. In Australia, Mr. Reade is still acting as Town Planning Advisor to the South Australian Government, and during the year a very successful Town Planning conference and exhibition took place at Adelaide. There has been a growth of interest shown in India where already several housing societies have been formed in affiliation. Many of the Indian princes and municipalities send regularly for literature."

ABSENTEE LANDLORDISM IN ILLINOIS

An unusual and serious situation, suggestive of the absentee landlordism of Ireland, has arisen in Moline, Ill., involving the immense land holdings of the estate of William Scully.

The Scully estate, owned in England, controls 8,000 acres of fine land in this vicinity, on which there are 70 tenants. The estate recently raised the rent from \$6 an acre to \$10 an acre and the farmers at a recent mass meeting resolved not to pay it. They have hired an attorney to see if redress can be had in court and to appeal to the food administrator. They maintained that if the advance was insisted on they would not plant fall crops.

William Scully came to the United States 50 or 60 years ago and is said to have become a citizen, although he returned to England and made his home there. He bought immense tracts of land, often paying as low as \$3 an acre. It is said that the estate now owns 150,000 acres in Illinois and big holdings in Nebraska and the south.

For years the tenants' land rented at \$5 an acre. Last year the rate was raised to \$6 and now \$10 is demanded. The tenants own the buildings. It is also said that the estate declines to sell the land.

ZONING OF THE PORT

In coordination with the general plan of the city, the zoning of the port of New York has been suggested by a committee of the Brooklyn City Club, the subject to be made the study of the New York and New Jersey Port and Harbor Development Commission. In the opinion of the Committee the water's edge should be zoned on the same basic principles as govern the adoption of the zone system for the city's uplands, inasmuch as it is quite as important that similar industries using the same type of factories, serving a similar clientele, and delivering goods to the same warehouses and factories be located together, as it is that residences, industrial and business buildings be grouped.

The economical development of the port, the Committee

points out, requires the coordination of the uplands with the nearby piers.

The zoning of the port should,—it is held—

“Prevent useless hauling and handling of freight by the developing of union classification and transfer yards outside of the Island of Manhattan.

“Regulate docks to receiving and classification yards so that so far as possible steamers may be loaded directly with a minimum of lightering of cargo.

“Provide for the development of warehouses in connection with the classification yards and piers for the temporary holding and classification of goods in transit.

“Provide facilities for store-door delivery wherever possible.

“Relate the wholesale food markets to transportation systems and with each other.

“Develop types of piers adapted for various classes of business.

“Develop grain and other bulk cargo terminals with modern machinery.

“Preserve parts of the port near dwellings and not needed for commercial uses for park purposes.”

YOUR LIBRARY AND BETTER HOUSING

As one method of advertising housing as a subject for general consideration, why not interest the library in your city to print for distribution a list of the books, pamphlets and magazine articles to be found in its files, or, if it cannot afford to print the list to typewrite it and post it on the bulletin board? This has been done in a number of cities in which there has been agitation for better housing, but it could be used equally as well as a method of stimulating interest in cities not yet aroused.

The best list of this nature that has been printed recently is that which the Public Library of Boston prepared on the occasion of the Seventh National Conference on Housing in Boston in November. It is a pamphlet of 22 pages, in which works on the subject are classified under the following heads,

"Housing"; "Housing Problem and Social Surveys"; "Town Surveys and Reports"; "Housing Reform"; "Houses for Workingmen"; "War-Time Housing"; "Industrial or Community Housing"; "Building and Cooperative Associations"; "Housing Law"; "Town-planning Laws"; "Building Codes"; "Society Publications"; "Magazine Articles".

The Public Library of Des Moines, Iowa, responding to the new State-wide interest in housing created by agitation for a state housing law, placed on display recently all its books and pamphlets on better housing and planned, in addition, to make some kind of appropriate poster display. The exhibit was prepared in time to bring the subject conspicuously before the State Library Association which met in Des Moines in October.

TRAINING SCHOOL INTRODUCES HOUSING COURSE

In a class on The Church and the Community under the Rev. James Coale, the Presbyterian Training School at Baltimore, a study of the various phases of the housing problem has been introduced. A special study is being made of all material available on housing conditions and housing statutes in Missouri, Illinois, New York, Pennsylvania, Kansas and Maryland, states in which the students of the course will work upon completing their training.

NEW YORK ALDERMEN SIDE-STEP RENT INQUIRY

The Committee on Rules of the Board of Aldermen of New York City was charged last May with considering a resolution requesting each member of the Board to investigate rental increases in his district so that the Board may be in a position to determine the necessity of an official investigation. The Committee has recently reported that upon request of the introducer the resolution is recommended for filing. The report was adopted by a vote of 37 to 12.

OHIO MINE WORKERS WANT HOUSING INVESTIGATED

Housing conditions, so deplorable that miners and their families are said to have died like flies during the recent influenza epidemic, will be investigated by the Ohio Legislature, if the assembly heeds the request of the Ohio Mine Workers who convened in Columbus in January. In little shacks in the southeastern Ohio coal country, miners' families took sick and died because of lack of medical attention and the barest necessities such as water, delegates told the Convention.

Bearing on this subject is a report of Dr. Emory Hayhurst, head of the Public Health Department of the Ohio State University, who says that although deaths by accident have decreased greatly among Ohio and Illinois miners during the past 2 years, the death rate from disease is increasing. Housing conditions and the introduction of the foreign element into the mines are given as part cause for the increasing death rate. Dr. Hayhurst has found that Ohio is behind Illinois in health precautions for miners. Many communities have never been visited by a health officer or public health nurse, he says.

MASSACHUSETTS INVESTIGATES

Housing conditions in this State are being investigated by a Housing Board, appointed in July 1918, by Dr. Eugene R. Kelley, State Commissioner of Health. The increased cost of building had led to a scarcity of suitable dwellings in many cities and towns. While the existence of this condition was known to this Department, no comprehensive data bearing thereon were available. It had also been thought desirable to secure data bearing upon the fundamental relation between housing and health, not merely as affected by war emergencies but going back to pre-war or normal conditions. This has involved local studies in regard to density of population per acre and per building in representative cases, the operation of existing sanitary regulations and the sufficiency or otherwise of available tenements.

The Board, has, as Chairman, Professor George C. Whip-

ple, of Harvard, member of the Public Health Council, State Department of Health, its own members being drawn from the medical and engineering services of the Department, as follows: Dr. John S. Hitchcock, Director of the Division of Communicable Diseases; Dr. C. E. Simpson and Dr. R. B. Sprague, District Health Officers; X. H. Goodnough, Chief Engineer and Director, Division of Sanitary Engineering; Secretary, John S. Hodgson, Sanitary Engineer.

The Board was represented by the Secretary at the recent Boston Convention of the National Housing Association.

A TOWN BUILDING COMPANY

The usual method of producing industrial villages by means of the independent employment of town planners, architects, engineers and landscape architects to design the various parts of the work and the turning over of their plans to a number of contractors to be followed in the construction of the building, streets, sewers, etc., has proven itself slow, wasteful and inefficient. The formation of the Housing Company, Town Builders, of Boston, is an attempt to substitute a single responsible organization for these unrelated and often inharmonious agencies.

This company was initiated by a group of architects, engineers, town planners, and business men interested in housing progress in order that their efforts in their various fields might be coordinated and that their ideas might be carried out in construction under their direct control and in the most economical and efficient manner.

The Housing Company is not a construction company formed for the purpose of securing profitable contracts and incidentally making its own plans, but an organization formed for the creation of the best possible houses and towns and including within itself a building department. By means of this close connection with actual building operations, it can secure the most thorough, appropriate and economical construction.

Under the customary procedure in town building, responsibility is divided between the various professional men employed and the various contractors. The directors of the

Housing Company believe in a single control in any undertaking, therefore the Company assumes the responsibility of the entire project from the preparation of the preliminary report to the delivery of the houses and other buildings, streets, sewers, water supply, planting, etc., ready for use.

To realize this responsibility, the Housing Company takes entire control of operations, acting as professional advisors and business agents, charging a fee for services; or, contracts upon a cost plus fee or lump sum basis according to conditions, to design and build complete housing developments.

While the Company has been formed on a commercial basis for purposes of profit as the only possible and proper method of conducting such an enterprise, the fundamental idea is to aid in giving to the man of small means the advantage of the architectural, engineering and business skill which is at the disposal of the rich man in building his own house.

The president of the Company is Mr. A. F. Bemis, president of the Bemis Brothers Bag Company. Its town planners are Mr. A. H. Hepburn, Mr. Maurice B. Biscoe, Architects, and Mr. Stanley B. Parker, Landscape Architect; its engineers, Messrs. Fay, Spofford and Thorndike. The offices are at 248 Boylston Street, Boston.

HOUSING LECTURES IN CINCINNATI

In order to help along the educational propaganda in Cincinnati for improving housing conditions, the Cincinnati Better Housing League in cooperation with the Woman's City Club is giving a course of eight lectures on various phases of housing. The course has been heartily endorsed by the University of Cincinnati. It has been made a regular external course of the University and University credit is to be given for it. The Superintendent of Schools has also given the course his hearty endorsement and has communicated with teachers of Civics and Domestic Science, recommending the lectures and urging that they attend. It has also been recommended to the students of St. Xavier's College, one of the City's Catholic Institutions. The course is being regularly attended by from 30 to 50 people.

Several important results, it is hoped, will be affected by the course. More publicity has already been given to the cause of better housing in Cincinnati as a result of the course than has been possible for a long time in the past. One of the leading papers of Cincinnati is carrying a special article on each one of the lectures. It seems practically assured that the lectures will now become a regular part of the Social Science Department of the University. Volunteers are being secured and trained through the course to assist the Better Housing League in completing its housing survey. All-in-all the course is bringing the problem of housing before the general public of Cincinnati more effectively than has ever been done before. A syllabus can be obtained from the Better Housing League, 804 Neave Building, Cincinnati.

HOMES FOR AIRCRAFT WORKERS

One of the attractive wartime housing developments of Great Britain was that evolved at Hendon, London, by a private firm with the support of the Air Ministry, according to an article by Sir Frank Baines in the October issue of the Monthly Labor Review of the U. S. Bureau of Labor Statistics.

The site is suburban, 600 yards west of the Edgewater road, and is bounded by two existent lanes. The plan was dictated by two main hedges running lengthwise and containing a number of fine trees. The roads were designed to follow these hedges. A clump of trees, with old hedges cutting it at right angles, was made the nucleus of a green, and facing one side of the green is an inn. The roads are narrow, and curbing has been avoided, saving expense, but the distances between houses are considerable.

Despite the effect of spaciousness attained, 20 of the 23 acres are available for houses. There are 250 houses, 6 shops, 1 doctor's house, and an inn. There is accommodations for 258 families.

There are 57 houses with living room, parlor, scullery, 3 bedrooms and bath; 53 with living room, parlor, scullery, 2 bedrooms and bath; 40 with living room, scullery and 3 bed-

rooms; and a number of flats containing living room, scullery and 2 bedrooms.

External construction is in general of brick and concrete and the inside finishings of plaster. All modern improvements are provided.

HOUSING IN IRELAND

For some time it has been recognized generally that one of the first after-the-war tasks in the United Kingdom, as in practically every other country, will be that of meeting the needs of the people in regard to housing. Nowhere, perhaps, are these unsanitary conditions more in evidence than in Ireland, says the Christian Science Monitor. "Ireland, it is true, in the south and west at any rate, will not be affected so much by the demobilization, but the position in the country in regard to housing before the war was such that any aggravation of the question must render it one of extreme urgency.

"The problem in Ireland, unlike that in England and Scotland, is very largely an urban question, and when the matter was discussed at the annual conference of the Association of Municipal Authorities of Ireland, which recently met in Dublin, this was fully brought out. 'The great mass of the Irish people,' declared one speaker from the South, 'live in towns, and Irish towns are a blot on the landscape.' The fact, indeed, is only too well known. The housing conditions in Dublin have been reported and commented upon far beyond the confines of the United Kingdom, but the housing conditions in almost any town in Ireland are scarcely less deplorable. The whole situation, indeed, is such as to demand for its solution courageous action. The time is long past when the matter could be 'dealt with' piecemeal; when the clearing away of a slum area here and a slum area there was sufficient to create the impression that the question was being 'tackled.' The housing question in Ireland, as elsewhere, needs to be recognized for what it is, one of the first cares of the community, and one which can no more be shelved than can the question of an adequate water supply.

"In these circumstances, therefore, it is particularly welcome to find that the Association of Municipal Authorities

took the course of indorsing the finding of a committee of the Irish Convention on the subject, which declared that something like 67,000 houses were needed in the cities and urban districts of Ireland to house adequately the working classes. Such a scheme would involve, as the chairman, Sir Robert Anderson, explained, a capital charge of something like 27,000,000 pounds. In the days before the war the prospect of such a public expenditure would almost certainly have aroused a tremendous outcry in certain quarters. There were certain politicians, it will be remembered, whom, when Mr. Lloyd George first introduced his Old-Age Pension scheme, involving a cost of 11,000,000 pounds annually, foresaw 'national bankruptcy.' But if the war has taught one thing more than another, it is that the country can sustain, without undue hardship, very much larger national expenditures than were formerly regarded as possible. The Irish housing problem can be solved, as soon as sufficient labor is available to do the actual building, for a smaller sum of money than Great Britain is expending on the war in a single week."

RENT PROFITEERING IN HONG KONG

If you seek to escape the rent profiteer and the housing problem, don't migrate to Hong Kong, say recent press dispatches. Reports of the Department of Commerce show that these evils exist almost to the same extent in Hong Kong as they do in Washington, which generally has been conceded the championship. Rents have moved skyward so rapidly that they are almost prohibitive to the man of modest means, the report states, and it is next to impossible to find a place to live. The influx of persons of wealth from other parts of the country is said to be responsible for the situation.

FLINT LANDLORDS CUT RENTS

Following the lead of retail merchants who early in December announced sweeping reductions to consumers on the necessities of life, landlords of Flint at a meeting on December 5 decided upon a voluntary reduction of 15% on the monthly rentals

of all residences and apartments of the city for a period of 90 days. Factory officials and officers of the Chamber of Commerce have outlined plans for industrial expansion of the city within the next few years, and asked the cooperation of landlords to reduce the cost of living during a period of readjustment while the factories are changing from a war to a peace basis.

LACK OF BUILDING MATERIALS IN ENGLAND

The report of the committee appointed by the Minister of Reconstruction to consider the position of the building industry after the war refers to the suggestion which has been made in some quarters that 300,000 houses may be built in England and Wales in the first year after the war. That number of houses, the committee explains, would require 6,000,000,000 bricks, which is 50% more than may be expected to be produced annually, even if the existing works are made to produce to their utmost capacity.

The committee estimates as a result of its inquiries that the total prospective demand for building bricks in the first year will be 2,937,229,750, and in the second year, 2,234,500,750. As regards supply, it gives the following figures:

Approximate production in 1917 was 1,052,246,000.

Average annual output for years 1911-12-13 was 2,805,748,000.

Estimated maximum output with existing plant, provided sufficient labor is available, 3,985,636,000.

It also remarks that it appears impossible to obtain production of bricks to meet the probable demand, at least during the first two years after the war. This conclusion as to bricks, it says, is equally borne out with regard to other essential building materials. The supply of timber has given the committee much anxiety. It is advised that the stock of imported soft wood in this country at the end of 1918 will be about two months' consumption.

It is emphasized as essential to take immediate steps to secure this countrys' proportion of the present available supply, and to secure an ever-increasing supply. Having assured itself that

sufficient material will not be available adequately to meet the demand, pending an increased production of those essential materials which may be insufficient, the committee is satisfied that a certain measure of control and regulation will be requisite. It is satisfied, however, that the production of materials is capable of considerable increase at an early date after the war.

The committee set out the general lines on which it thinks the increase in production of building materials can be best advanced, such as priority of release upon demobilization, introduction of more modern appliances, increased use of machinery, possibly under certain circumstances financial assistance by the State in extensions and equipment of works, closer cooperation between employers and employees and standardization of fittings in all trades, especially for cottages, so that the manufacture might proceed without delay.

A further important recommendation is the appointment of a central building industry committee, with a chairman nominated by the Minister of Reconstruction, together with representatives of the local authorities and the organizations concerned, such as architects, civil engineers, surveyors, employers and operatives, building material manufacturers and merchants. This committee will determine on lines of policy laid down by the standing council all matters connected with the production of material and the allocation through regional committees or otherwise in the national interest of building materials.

A HOUSING PROJECT FOR JAPAN

Kobe, which probably has a greater number of rich men than any other city in Japan, has among them several of a benevolent turn, says the Japan Advertiser. G. Katsuta, president of the Katsuta Steamship Company, and a member of the House of Peers, is planning to build 500 dwelling houses at Nishinada, near Kobe, intending to rent them to salaried men who are most hard-hit by the high cost of living. Mr. Katsuta aims to obtain no profits, so the rent will be unusually low. He will build a school, a kindergarten and several markets for the convenience of residents.

GORGAS ON SANITATION

An era of improved sanitary conditions, coming with the return of soldiers to private life, was forecast in a paper prepared by former Surgeon General William C. Gorgas, for the recent convention of the Association of Life Insurance Presidents at the Hotel Astor in New York City.

One of the principal lessons learned by the soldiers in this war, according to General Gorgas, is that of public sanitation. And when the soldiers return home, he predicted, their votes will make public sanitation legislation much easier to obtain.

The high army death rate of influenza-pneumonia patients, which was due to overcrowded conditions in cantonments and army hospitals, has shown the soldiers the dangers of overcrowding, General Gorgas said. He recommended small hospital bunks of only 20 beds. He held that this arrangement would obviate a recurrence of such a thing as 20,000 deaths from influenza and its subsequent pneumonia among 1,500,000 soldiers in crowded camps, while there was only the same number of deaths from that cause among the 7,000,000 inhabitants of New York City.

THE SEVENTH ANNUAL CONFERENCE

In many ways the Seventh Annual Conference on Housing in America held at Boston November 25 to 27 stands out as the most successful in the history of the Association. It was distinguished not only by the peculiar timeliness and excellence of the papers delivered but by the large and enthusiastic attendance at every session. The registered delegates numbered 625 as against last year's 501, which was the record attendance of previous years. There were of course many local people who, attending only one or two of the sessions, did not register.

Of those who registered 399 were from Boston and 226 from outside. Of the latter number 183 came from the Eastern States; 18 from the Middle West; 3 from the Southern States; 2 from the far West and 13 from Canada. The interests represented by the delegates were as follows: Civic and Social Service Organizations, 160; Manufacturers and Business Men, 43; Women's Clubs, 10; Health Boards and Public Welfare Departments, 41;

Housing Associations and Committees, 63; Building and Tenement House Departments, 13; Chambers of Commerce, 20; Real Estate Boards and Companies, 10; Dwelling House Companies, 3; Construction Companies, 6; Architects and Engineers, 23; Universities and Colleges, 11; Men's Clubs, 9; Not classified, 120.

Sixty-three of the delegates joined the Association.

The Proceedings of the Conference—Housing Problems in America Vol. 7—will be off the press within a few days and will be sent immediately to members. To non-members it will sell for \$2.00 postpaid, orders to be sent to the Association Office.

HOUSING BETTERMENT

Due to the rush of Conference work and Conference aftermath, the fourth issue of Housing Betterment for 1918—the December number—was omitted. Volume 7, therefore, consists of but three numbers, the present issue being the first number of Volume 8 and contains the material that would have been published in the December issue.

MEMBERSHIP DUES

Due to the thoughtful cooperation of the majority of our members, the close of the second month of the new year shows the following excellent returns from membership bills sent out on January 1:

Paid Up Members

630 Annual
18 Sustaining

Unpaid Members

282 Annual
6 Sustaining

If you are one of the "unpaid members" won't you send in your check *now*.

**RECENT BOOKS AND REPORTS ON HOUSING
AND TOWN-PLANNING.**

**Prepared By F. W. Jenkins,
Librarian, Russell Sage Foundation.**

Allen, L. H.

(The) Workman's home ; its influence upon production in the factory and labor turnover. 23p. illus. Boston, Abertaw construction company, 1918.

Presented at the Spring meeting of the American Society of mechanical engineers. Worcester, Mass. June 4-7, 1918.

Ashbee, C. R.

Where the great city stands ; a study in the new civics. 164p. illus. London, Essex House press, 1917.

While this work is by no means confined to Town planning, it cannot fail to interest those who are engaged in the work of civic betterment. The ideas presented are beautifully illustrated.

Birmingham, England.

Birmingham. Housing and town planning committee. Housing policy after the war. 1918.

Boston, Massachusetts.

Boston. City planning board. Fourth annual report, 1917/18.

Brooklyn, New York.

Brooklyn, Bureau of Charities. Tenement house committee. Housing standards in Brooklyn ; an intensive study of the housing records of 3227 workingmen's families by J. C. Gebhart. 60p. Brooklyn, The Committee, 1918.

California Conference on City Planning.

Real city planning results and what they mean to property owners, by J. C. Nichols. (Bulletin No. 3, November 1918).

Discusses conditions existing in various large cities.

Camden, New Jersey.

First war emergency government towns for shipyard workers. "Yorkship Village" at Camden, N. J. 11p. illus. N. Y. Committee on New industrial towns, 1918.

Reprinted from the Journal of the American Institute of Architects for May, 1918.

Canada.

Canada. Conservation commission. Conservation of life, October 1918. Special town planning number.

Contents:

Planning new towns in Canada, Ojibway; Town planning in British East Africa; Planning of Greater Halifax; Town planning in relation to public safety; Civic improvement; Town planning and housing in Canada.

England.

Atkinson, J. W. C. Housing problem with special reference to Mr. E. J. Smith's Bradford scheme. London, Lund, 1918.

Great Britain. Ministry of Reconstruction. Housing in England and Wales; Memorandum by the Advisory housing panel on the emergency problem. 15p. London, The Govt. 1918 (Cd. 9087).

Memorandum makes no attempt to deal with the permanent housing problem but considers the difficulties which will confront the government immediately upon cessation of the war.

Great Britain. Local government board, Forty-seventh annual report, 1917/18. Part 2. Housing and town planning.

Houses for workers. London, Technical journals, Ltd. 64p. illus. 1918.

Proposal for the establishment of a new town. For private circulation. H. Clapham Lander, Sec'y, 127 Central Buildings, Westminster, S. W.

Interesting scheme for community living worked out in detail with cooperation as its keynote.

Smith, E. J. Housing; the present opportunity. 98p. London, King, 1918.

A series of addresses in which the author attacks every phase of the housing problem, and touches also upon community life. Includes a reply to the criticism of Mr. J. W. C. Atkinson.

Thames-side Housing and development; report of the Special committee appointed by the Garden cities and town planning association to consider the housing question in relation to the extension of the dock system of the Port of London. 8p. London, The Assn. 1918.

A Detailed map adds to the value of this report.

Unwin, Raymond. Nothing gained by overcrowding. How the garden city type of development may benefit both owner and occupier. (Foreword by the Rt. Hon. the Marquis of Salisbury). 23p. illus. 1918.

Stresses the advantages of a well-planned city from the economic standpoint.

Grand Canyon, Arizona.

Waugh, F. A. Plan for the development of the village of Grand Canyon, Arizona. 23 p. Diag. Wash. Govt. 1916 (Department of Agriculture, Forest service).

An unusual problem is here presented as this small town is owned by the Federal government and must be planned and operated by the government for the benefit of the public, represented by the tourists rather than for its stationary population, as without the tourists the town, as such, would cease to exist.

Hartford, Connecticut.

Annual conference relating to housing problems and Hartford's increased population. (in Hartford (Conn.) Juvenile commission, 9th Annual report, 1917/18, p. 14-29).

Includes a map of the city.

Madras, India.

Lanchester, H. V. Town planning in Madras; a review of conditions and requirements of city improvement in Madras Presidency. 115p. illus. map, London, Constable, 1918.

Among others, the following subjects are treated: City life and housing; The Technique of city development; Indian and European cities; The Uses of the Town planning act.

Massachusetts.

Massachusetts. Homestead commission. Fifth annual report, 1917.

New York, N. Y.

Building industries of New York, an association of associations identified with Building. Survey of available warehousing and industrial housing in New York City. 11p. N. Y. The Assn. 1918.

"Survey was made, first to furnish the government with information as to the amount of housing of the character herein specified; second, in order that the government might have accurate information as to what was available for industrial workers engaged in the production of war materials."

Philadelphia, Pennsylvania.

Philadelphia. Bureau of surveys. Annual report, 1917.
This report is fully illustrated.

Philadelphia. Housing association. Committee on supply of dwellings. Memorandum submitted by the committee to the Housing committee of the National council of defense. 11p. 1917.

Housing problem in Philadelphia exaggerated by influx of war workers. Statistics of populations necessitating new housing construction which fell far below normal in 1917.

Pittsburgh, Pennsylvania.

Civic club of Allegheny Co. Districting and zoning: What it is. Why Pittsburgh should do it. Second special bulletin issued by the Municipal planning commission. Keenan building, Pittsburgh, 1918.

Is city planning a joke? third special bulletin of the above commission. 1918.

Robinson, C. M.

Modern civic art; or The City made beautiful. XIII+381p. 4th ed. illus. 1918.

Author in his preface states that a rereading of his fourth edition "impressed two things upon his mind: one was the endorsement which the lapse of time had given its principles, and the other was the progress of municipal art within that period."

St. Louis, Missouri.

St. Louis. City planning commission. St. Louis after the war, with an introduction by Winston Churchill. 31p. St. Louis, The Commission, 1918.

In his introduction Mr. Churchill urges that the "St. Louisans" may, during the trying days of reconstruction, continue to act with the singleness of purpose that characterized the city during the strenuous days of war. The Commission then presents its plan in detail.

St. Louis. City plan commission. Second annual report, 1917/18.

United States.

Brief record of progress in the government's war housing program. 4p. Reprinted from the Journal of the American institute of architects. September 1918.

Includes a description of various Ordnance Department towns.

National Lumber Manufacturers' association. Housing farm help, by R. S. Whiting. 24p. illus. Chicago, The Assn. 1918.

Detailed plan of better housing for the agricultural laborer—an apt suggestion coming at the present time.

Wales.

Chapell, E. L. ed. Welsh housing and development year book, 1917. 102p. illus. Cardiff, Welsh housing and development association, 1917.

Since the publication of the Welsh housing year book of 1916 an amalgamation has been arranged of the two societies which during the recent years have been working for the reform of conditions of sanitation, housing and town development in the Principality, viz ;

the Welsh housing association and the South Wales Garden cities and town planning association. (Editorial note).

Chapell, E. L., ed.

Welsh housing and development year book, 1918. 142p. illus. Cardiff, Welsh housing and development association, 1918.

Wilmington, Delaware.

Wilmington, (Del.) Chamber of commerce. War time housing and community development by John Nolen. 24p. Wilmington, The Chamber, 1918.

Urgent necessity for better housing and living conditions in communities carrying on essential war industries.

MAGAZINE REFERENCES.

Aldridge, H. R.

Tudor Walters housing report. (in Municipal Journal (London) v. 27, p. 1119-20, November 15, 1918).

Report published by the Local government board of Great Britain, discussed and favorably commented upon.

In every issue of the Municipal Journal may be found a column headed "Housing notes and news."

Architect and Engineer of California. City planning number, June 1918. San Francisco, Cal.

Baxter, Sylvester.

Governments' housing activities. (in Architectural record. v. 44, p. 561-65, December 1918).

Davies, G. S.

The Housing question; with special reference to the country. (in Nineteenth Century. v.84, p.934-41, November 1918).

A practical article discussing the problem of housing as it relates to the English working man and his family in the future. Deals with the proposed government plan for the erection of 400,000 dwellings at the close of the war stating that the financial outlay involved would equal the cost of carrying on the war for ten days. The Author is an advocate of the single family dwelling with a liberal allotment of garden space, and pleads throughout that future housing developments may have the "Human touch."

Eidlitz, O. M.

Getting work and workers together; handling the deepest of human instincts, home-making, the Housing corporation redraws our industrial map, besides designing cottages, shifting population, building towns. (in *Nation's Business*. v.6, p.29-30, 48, December 1918).

The President of the United States Housing Corporation surveys the plan and actual work of the corporation and its several agencies.

Ihlder, John.

War time housing in America. (in *National Municipal Review*. v.7, p.553-560, November 1918).

Interesting resumé of the development of the housing problem under the stress of war with prophecies for the day of peace.

Kimball, Theodora.

Review of city planning in the United States 1917-18. (in *National Municipal Review*. v.7, p.605-613, November 1918).

Shows that city planning has played an indispensable part both in the construction of cantonments and in the development of housing schemes for industrial centers thereby proving its practical value.

Kings Weston garden village. (in *Garden cities and town planning*. n. s. v.8, p.69-75, October 1918).

Description of a recent housing development located at Shirehampton, near Bristol. The article is fully illustrated, and observations of the Labour Woman are included.

Magnusson, Leifur.

Modern copper mining town. (in United States. Bureau of Labor Statistics Monthly review, v.7, p.754-760, September 1918).

Illustrated article describing the mining town of Tyrone, New Mexico, where the population is divided between Americans and Mexicans.

Moulton, R. H.

Housing for women war workers. (in Architectural Record. v.44, p.422-429, November 1918).

Describes the work of the Y. W. C. A. as regards the erection of Hostess Houses in the various camps and the housing of women workers in the large industrial plants. The article is fully illustrated.

Nimmons, G. C.

Modern industrial plants; Part I. (in Architectural Record. v.44, p.414-21, November 1918).

Mainly a description of the development of Pullman, written from the standpoint of an architect. Presumably the first of a series of papers which are to appear in the Architectural Record.

Preparations for housing; cost of material and government control—views of architects. (in Municipal Journal (London). v.27, p.1095-98, November 8, 1918).

Report of the Thames-side housing and development committee (in Garden cities and town planning. n. s. v.8, p. 63-68, October 1918).

Roe Green village scheme, Kingsbury, England, by Sir Frank Baines: Housing notes from Great Britain; failure of private

enterprise. (in United States Bureau of Labor Statistics: Monthly review. v.7, p.1087-96, October 1918).

Town planning institute. Papers and discussions, 1915-16. 185p. maps. diag. London, Town Planning Institute 1916.

Papers and discussions, 1916-17. 202+12p. London, Town Planning Institute, 1917.

In addition to a membership list this volume includes Town Planning Institute examinations, with instructions to candidates and syllabus of subjects.

War Seal Foundation. (in Municipal Journal. London. v.27, p.1173-76, November 29, 1918).

While this article does not relate to housing in the strict interpretation of the term it cannot fail to interest and stimulate all those interested in housing projects, as it gives a vivid description of a community planned and executed for the comfort of returning totally disabled service men and their families. The many illustrations emphasize the unique as well as the more ordinary features of the community and the homes are almost ready for occupancy.

Workingman and his home. (in Architectural Record. v.44, p.302-325, October 1918).

Fully illustrated article written with a sympathetic understanding of industrial problems, as related to housing particularly. Discusses various housing developments.

NEWS NOTES

Albany, N. Y.—Albany is about 800 houses behind its schedule of normal growth, according to Roy S. Smith, Executive Manager of the Chamber of Commerce. "The average number of new houses constructed annually in Albany before the war was 475," said Mr. Smith. "In the first year of the

war only about 125 new houses were constructed and in 1918 less than 75. The housing situation therefore presents a problem, the solution of which has not yet been found, and is one which the Chamber of Commerce expects to take up immediately. The proposed Ford Tractor plant at Green Island, at which anywhere from 10,000 to 25,000 men will be employed, will further complicate the situation. This aspect of the problem is being considered by the Chambers of Commerce of Troy, Watervliet, Cohoes, Green Island and Waterford, as well as of Albany. The Government is still planning for an enlargement of the Watervliet arsenal so that within a few years 10,000 men may be employed there. The war-time growth of Albany, therefore, is likely to be permanent."

Augusta, Ga.—"Augusta has a housing problem, like the rest of American cities," says the Augusta Herald. "The great need at the present time in Augusta is for more apartment houses or small bungalows that can be rented at moderate cost. As a commercial venture a building company should be formed if private owners of property are unwilling or unable to handle the situation."

Baltimore, Md.—The Housing Committee of the Federated Charities, of which Judge Alfred S. Niles is chairman, has been actively at work. The new Housing Code was about to be presented to the City Council in the spring of last year, when it was learned that it was considered impracticable by some of the leading architects and builders. Judge Niles asked for a postponement before the City Council and called a meeting of the opponents and of the Housing Committee. From this meeting a Sub-committee of builders and architects was appointed, with Mr. W. G. Nolting as Chairman, to outline their objections and make amendments to the Code as proposed. This Committee worked faithfully during the summer and presented its suggestions at a later meeting. Unanimity of opinion has not yet been secured but the friends of the law consider that the outlook is hopeful.

Birmingham, Ala.—The Birmingham Real Estate Exchange is preparing to initiate a vigorous campaign looking

to the ultimate solution of the housing problem here. It has been pointed out by several realty men that on account of the cessation of building two years ago, Birmingham is about 3,000 dwellings short of the demand, and with an average of 6 families a day moving into the city now it will be only a matter of a few months before the situation becomes critical.

The Chesapeake & Ohio Railroad is meeting the shortage of houses for its own employees, both single and married. For single men two buildings are being erected which will provide quarters for about 175 men. They are comfortably equipped and include mess halls at which the men will be able to buy their meals at cost. A row of 10 brick houses has been purchased for married employees and their families.

Chester, Pa.—A resolution introduced by Superintendent of Public Safety T. Woodward Traynor requesting the Emergency Fleet Corporation to render assistance to this city in improving the sanitary conditions, was passed by the Council on November 25. It was pointed out in the resolution that due to the large and sudden increase in the population caused by the influx of workmen to the shipyards in the vicinity, and the lack of housing facilities to provide adequate living quarters for these workmen, sanitary conditions have deteriorated. In order to improve them and to safeguard the public health, the Council maintains, the city should be inspected and cleaned. To this end the Emergency Fleet Corporation has been asked to furnish inspectors, workmen, apparatus and money.

Cleveland, Ohio—The seriousness of Cleveland's housing problem is to be relieved early in the spring, if plans of big Cleveland dealers materialize. Announcement was made on November 30 of the incorporation of the Reconstruction Company, capitalized at \$500,000, with E. W. Reaugh of the Reaugh Construction Company as president and general manager; W. Diehl, owner of the Cleveland Brewers' Supply Co., as vice-president; F. W. Carroll as treasurer, and Attorney Roscoe Ewing as secretary. The company, says Mr. Reaugh, plans construction on a large scale of duplex and group houses. No specific neighborhood is to be specially favored. Desirable plots in locations where the neighborhood

is established are to be purchased and improved with houses suited to the location. The group houses, Mr. Reaugh says, are to be not more than 2 stories high, housing from 4 to 6 families in individual apartments.

Mr. Reaugh, who for some time has been "rent adjustor" for the Federal Housing Bureau, asserts that in hearing the complaints of tenants it has been forcibly brought to his attention that much trouble has been caused tenants in 2-family houses by the lack of privacy. Different tenants, he pointed out, must use the same front and back door entrance, the same basement, and other accessories, a condition that is constantly causing trouble. The plans to be followed by the Reconstruction Company in its duplex houses provide for the second floor apartment a separate entrance to the basement and also a separate basement. The houses are to be built both to rent and to sell. While no definite figures have been agreed upon, Mr. Reaugh says the duplex type will be built to rent at from \$30 to \$60 a month, and the group type at from \$25 to \$40.

The U. S. Homes Registration Service, established in Cleveland for the period of the war, will continue to meet a peacetime need "In place of the munition workers, soldiers' families, and Government employees for whom we have found homes in the past," says Mrs. Amy Hobarth, head of the Bureau, "we are now being called upon to find locations for returning soldiers whose homes were abandoned when they went away, for those who will locate in this city because of its industrial opportunities, and for others who are without friends, and lastly for the woman in industry who most constantly turns to us."

Columbus, Ga.—The Columbus Enquirer, agitating for an intelligent handling of the housing problem, has this to say of housing in Columbus: "Columbus has a housing problem. It has always existed. It has only recently become acute. The advent of Camp Benning and a population increase of 10,000 people more or less, with the high cost of material and scarcity of labor, compels us to face an emergency. The growth of Columbus and her future is dependent upon how this question is met and solved. In the past the city has dodged the issue and has allowed the building of many tenement houses in

keeping with the condition of a Chinese Coolie village. * * * The city is more or less surrounded by a jungle of wrongly platted land and tenements which cannot stand the law of modern sanitary necessities. The city which does not require the use of sanitary necessities is, to say the least, no longer self-respecting. * * * Neither the housing problem nor the transportation problem, on both of which the future of Columbus is vitally dependent, will be solved until Columbus learns to differentiate between those things which can be exploited for personal gain and those other things which must first be considered from the standpoint of general good."

Dallas, Texas—Directors of the Chamber of Commerce on January 10 approved the plan of its Oil Development Committee to create a fund of \$500,000 for the purpose of building adequate housing facilities in Dallas for the heavy influx of men and their families who have been brought to the city by oil companies. A Board of Governors, to spend such a fund will be formally organized in the near future, when also the directors will outline plans of the Oil Development Committee, and begin the acceptance of subscriptions to the fund. Underwriters will be asked to subscribe with the understanding that the amount subscribed will be paid in only as called for by the Governors, and that the activities of the firm shall cease when the emergency will have been relieved. When the full amount has been subscribed, the Governors will begin the erection of apartment houses and residences. It is believed that an apartment house accommodating 10 to 15 families and several small residences will suffice until such time as property owners realize the advantage of such investments, and begin the construction of additional facilities.

Edmonton, Alberta—The Alberta Provincial Government may be asked to take up a new housing scheme in cooperation with the Federal authorities. It is proposed that such a scheme be adopted as part of the national reconstruction policy on lines similar to those proposed in Great Britain. Should this plan materialize it will mean a general building campaign of larger proportions than has been known at any time since the "boom" days.

Elizabeth, N. J.—Archibald H. Bull, head of the A. H. Bull Steamship Company, who undertook the partial relief of the housing problem of Elizabeth last year, has purchased more land to enlarge the operation. Mr. Bull caused to be organized the Economical Homes Association which erected 54 houses. Approximately 100 more lots have been purchased in the vicinity of the former development, with the intention of going ahead immediately with building, but the scarcity of materials and shortage of labor will delay the undertaking for awhile.

Ellwood City, Pa.—The Steel Car Forge has purchased property on the south side of the city near its plant on which it proposes to erect immediately 35 homes for the accommodations of its employees and their families. The company is also purchasing property at the Ellwood Homes site near Frisco, where it is proposed to erect 50 homes for the same purpose. These 85 new houses will aid materially in helping out the local housing situation, as did a similar undertaking by the National Tube Co. at Hazel Dell stop, on the Harmony line.

Erie, Pa.—Baldwin Brothers have purchased many acres of land during the summer and early fall with the intention of building up the outlying land near the city. One hundred houses are under construction at the present time and 5 tracts of land have been purchased at a cost of \$405,000 on which building operations will be launched in the future.

Erie's housing bureau, according to local press announcement, continues to lead the United States in the volume of business transacted. Up to January 13 the bureau has filled 7109 applications for rooms and apartments, since its opening on September 21.

Forest Hills, L. I.—Plans are being prepared for a community house to be built at Forest Hills, L. I., at a cost of \$100,000. The movement was started about 2 years ago, but the project was dropped until after the war.

Groton, Conn.—That the newly constructed housing pro-

ject of the Groton Iron Works at Groton Park may be tenantless in the near future is quite probable if the tenants carry out the threat made to the Groton Iron Works housing representative. A committee of tenants waited upon him and informed him that the plan to raise the rent of the houses from \$25 to \$35 would force them to vacate. The houses are occupied almost entirely by foremen and leading men who demand thoroughly up-to-date and comfortable residences. While the company rents these houses at a purely nominal rate, it is said that it has been found that the present rents do not cover all the expenses.

Hamilton, Ohio—Work on the construction of 100 new houses in the city to assist in the housing of the 5,000 new workers who will accompany the Ford Tractor Plant to Hamilton, was begun on December 24 by the Detroit Construction Co., of Detroit, Mich. The houses will be erected in what is known as the Greenwood addition, and will cost approximately \$3,000 per house. Arrangements have been made with William Rigling, local real estate man, to handle the interests of the company in the city and to supervise the erection of the houses.

Harrisburg, Pa.—Mayor Keister of Harrisburg, following a personal investigation of city housing conditions in the fall, announced that there are so many untenable houses in Harrisburg with insanitary surroundings that he believes a survey should be made to get accurate information on the subject. Through this survey the Mayor figures the health department would get firsthand information and then would be in a position to issue an alternative ultimatum to the landlord either to make repairs and improvements, or to have the houses vacated. When the Health Bureau has gone that far, the Mayor explained, the city police would be prepared to take drastic action, if necessary.

Haverhill, Mass.—The second annual report of the City Planning Board of Haverhill submitted to the City Council in January, recommends among other things an investigation of housing conditions with a view to remedying such insanitary

conditions as may be found and to reclaim waste lands to be utilized for the development of low-cost residential districts for working men.

Holloway, Ohio—The Baltimore & Ohio Railroad, it is announced, will build 40 houses in this city for workers during this year. Six are now under way. They will be heated by steam and will have electric lights and water.

Houston, Texas—"The consideration by the Dallas Chamber of Commerce," writes the editor of the Houston Post, "of a plan to raise \$500,000 with which to buy land and erect homes for its growing population in an endeavor to relieve the present shortage of rent houses and apartments, emphasizes the necessity for some quick action in Houston on the part of builders if the growth of this city during the year is not to be retarded by lack of sufficient housing facilities. The situation in Houston is probably more serious than in Dallas, and if private enterprise finds itself unable to cope with it, an organized effort on the part of citizens may become imperative."

Ironwood, Mich.—The Montreal Iron Mining Co. is building a large community house for the people living on or near its property and for all employees. The building is of modern construction and will have bowling alleys, pool tables, lounge rooms, auditorium, shower baths and equipment for athletic exercises. This is the second building of this kind in the vicinity to be built by the mining companies, the Newport Company having erected one at the Anvil Mine.

Kansas City, Mo.—The McClure Flats, long a menace to the health and welfare of Kansas City, have been pronounced unfit for human habitation by the Hospital and Health Board, and will be vacated immediately. Dr. E. H. Bullock, health director, in company with the Fire Inspector and Building Inspector of the city, visited the tenements recently, and found the place in such a state of filth and general decay that an immediate report of the deplorable conditions was made to the Health Board. That Board voted unanimously that all tenants vacate their apartments within the next two months,

after which the owners will be consulted regarding the further disposition of the buildings.

Kenosha, Wis.—The Chamber of Commerce is considering ways and means to provide better housing conditions for the city. Many prominent men are taking part, as the movement is regarded as vital to the welfare of the city and it has been taken up as the first great after-the-war enterprise of the Chamber. The plans for future housing development will be built upon a comprehensive survey of health conditions in the city recently made by the teachers in the city schools. In this survey the teachers visited practically every home in the city.

Based upon the survey a special map has been prepared which shows definitely which portions of the city have "plague centres." On this map will be marked plainly every house in which a death occurred from influenza, and every house from which cases of the diseases were reported. The Health Department has already declared its intention to co-operate with the movement in every way possible.

Little Rock, Ark.—The United Charities is seeking to inaugurate a campaign against poor housing conditions in Little Rock, and North Little Rock, according to Miss Harriet Shepard. Little Rock, Miss Shepard points out, is fast growing into a large city and if slums and insanitary houses such as all of our big cities are contending with are to be avoided, a housing code should be adopted immediately.

Los Angeles, Cal.—City planning on a broad scale with a vision looking decades ahead is the work outlined for a new committee named by the Chamber of Commerce on January 4. This new work is taken up by the Chamber, it is stated, without intention of reflecting on any existing improvement organizations or of the various city departments, but to unify in one coordinated effort all the schemes of city improvement which have been put forward in the past.

Macon, Ga.—There is an evident shortage of houses in Macon and many families are being forced to move more often than they used to. One real estate dealer says even, in his opinion, many families are moving to the country because of the lack of a sufficient number of dwelling houses in the city.

That 400 homes could be used now is the opinion of Secretary Rogers Miller of the Chamber of Commerce.

Manchester, N. H.—Filthy floors, improper ventilation, bad toilets and numerous other deplorable conditions were found by members of the Health Board and citizens interested in improving sanitary conditions in the city, who comprised a party which inspected tenement properties in the congested sections of the city on December 10. Conditions that the great mass of Manchester people are not acquainted with were discovered by the inspection party, and it was with the firm determination to improve these conditions that the party returned to the health office and discussed ways and means for making the tenement districts more sanitary. The subject of the adoption of adequate laws which will give the health board more power to carry out the work of wiping out insanitary conditions was discussed. It was suggested that the Health Board be given larger quarters and that more money be appropriated to its use so that a sufficient force of sanitary inspectors might be added. It was suggested also that the aid of the city government and of the incoming legislature to obtain better laws and funds be invoked.

Marcus Hook, Pa.—The Marcus Hook Plant of the National Aniline & Chemical Co., Inc., has commenced construction on the village at Naaman's on the Delaware, and work now is progressing on the first hundred houses. This permanent village will provide working men at the Marcus Hook plant with better homes and the Marcus Hook plant with better workmen.

Some time ago 28 frame dwellings were completed as an experiment, and the demand for them was so great that it was definitely decided by the company that a village would be a valuable addition to this plant.

Milwaukee, Wis.—"If the city or state deems it advisable," declared William H. Schuchardt, chairman of the Milwaukee Housing Commission in a statement issued recently, "to use public funds to preserve health, to provide parks, to educate the children, to erect and operate hospitals, it doesn't seem unreasonable to expect that the community, through its government, should take the necessary steps to maintain an adequate

standard of living among those whom nature or circumstances has not fitted to acquire such standards without assistance.

"Foremost among the scheme adopted to solve the housing problem," continued Mr. Schuchardt, "is that of copartnership housing societies. It offers the simplest and surest way of reconciling the interest of the landlord and tenant by providing means by which the tenant in the small house may gradually acquire the value of or a substantial interest in the house he lives in."

Mobile, Ala.—The Chamber of Commerce of Mobile has appointed a housing committee of which Mayor George Crawford has accepted the chairmanship. Housing the growing population has been a problem with which Mobile has grappled for some months and it is hoped that the committee will be able to formulate definite plans to meet the situation.

Newark, N. J.—Housing conditions in and around Newark have not been improved in any way since the armistice was signed, although according to William J. Morgan of the Rent Profiteering Committee, it was expected and hoped that the conclusion of the war would relieve the unsatisfactory rent conditions in Newark and vicinity. "It seems, however," said Mr. Morgan, "that our surmise was incorrect, as practically the same dearth of housekeeping apartments that existed during last summer and fall is with us now. The return of many soldiers and sailors affects the situation to a marked degree."

New Haven, Conn.—After protesting in vigorous terms against the proposed increase in fares of the Connecticut Company, Charles Julin, secretary of the Chamber of Commerce, made an extensive report recently on the conditions interfering with needed development of New Haven. The raise in the fare at this time, he insisted, would have a marked effect in discouraging suburban development, and he asserted that nothing would be more disastrous when the city is in great need of housing facilities.

New London, Conn.—The Associated Charities of New London has decided to ask the cooperation of the Chamber of Commerce in obtaining relief for numerous families who are compelled to live in squalid and unsanitary conditions be-

cause of the shortage of satisfactory houses. The Associated Charities has found that in many instances families continued to live in houses unfit for occupancy, not because of lack of money but because of lack of houses.

Sarasota, Fla.—The Manisota Lumber Corporation, which owns 76,000 acres of timber land about 30 miles south of Sarasota and which has recently built one of the most complete and modern planing mills in the country at a cost of upwards of \$333,000, is also building a complete town of 75 or 100 houses for its employees. Recreation halls and a moving picture theatre are also included in the plans.

Sparrows Point, Md.—If plans announced shortly after the signing of the armistice are carried out, the Bethlehem Steel Company instead of pursuing any retrenchment policy at its Sparrows Point plant, will undertake more and bigger work than it did during the war. It is planned to add 8,000 men to the present working force, bringing it up to approximately 15,000 men. Dundalk, the city which grew up almost overnight to meet the demands for homes for the employees of the company, is now about completed. Manager Anderson says that Sparrows Point and the Bethlehem Steel Company are here to stay and that all moves being made now are toward permanency.

Sterlington, N. Y.—Revival of iron mining at Sterlington, where metal was mined and forged for a gigantic chain that was stretched across the Hudson River near West Point during the Revolutionary War to prevent the British Fleet from going up the River to attack points above the Highlands, has brought about the establishment there of a new mining town. The Ramapo Ore Company has let contracts for the erection of 100 dwellings for employees. The buildings will be substantial 1-family houses, valued at \$3,500 each.

Superior, Wis.—Plans for a housing campaign to be started in Superior have been completed by the Superior Real Estate Association. For months there has been a steadily increasing demand for houses to rent, many persons having been unable to find suitable quarters for the winter. The population of the city, 59,168, is much larger than ever before.

Housing Betterment

JUNE, 1919

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RECONSTRUCTION IN FRANCE

In our last issue we referred to the interesting City Planning and Housing Competition for the rebuilding of the French city of Chauny instituted by the organization known as *La Renaissance Des Cités*. We have recently received word from France that under the patronage of the Social Welfare Department of that organization and under the direction of its technical committees on Architecture, Legislation and Sociology, a Committee on Publication has been established. This committee is charged with the editing and revision and distribution of all essays, books, monographs and plans relative to the laying out of cities and to the carrying out of the great social ideas of the day, especially in the liberated regions. Communications with reference to the work of this committee should be addressed to the Administrative Office of *La Bibliotheque, La Renaissance Des Cités*, 23, rue Louis-le-Grand, Paris.

It is announced by this organization that the King and Queen of the Belgians have given their endorsement and patronage to the social welfare work of this organization and to its technical studies which should prove of great value in the reconstruction of the devastated regions of France and Belgium.

A gift of \$5,000 for the work of this organization has recently been received in Paris from Mr. Albert Farwell Bemis of Boston.

The public exposition of the various city planning and housing projects for the rebuilding of Chauny it is stated will take place at the end of June at the Central Union of Decorative Arts, 107, rue de Rivoli, Paris.

FRENCH TOWN PLANNING CONFERENCE

The Société Française des Architectes-Urbanistes, held in Paris on June 11, 12 and 13 the Interallied Town Planning Conference. These dates were selected because they coincided with the sojourn in Paris of a number of American Town Planners who are there in connection with the educational service of the American Army. At the same date the Chauny town planning competition drawings were put on view and there was also to be an exhibit on town planning in general organized by the U. S. Army educational service in connection with *La Renaissance des Cités*—an organization which, according to Major George B. Ford of New York City, who is still in Paris, is doing much to popularize town planning. The British also are said to be enthusiastic participants in the plan and to have sent over a large delegation.

The final programme of this Conference has recently been received. The conference opened on the morning of June 11th with an address by the President, the introduction of the members by the Secretary-General and reports upon city planning legislation in allied and neutral countries. A luncheon meeting was held on the same day at the Palais Royal at which, in the American manner, three-minute reports from delegates were presented on the progress of the City Planning movement in the different parts of France. In the afternoon further reports on City Planning projects actually carried out up to the present time in different countries were presented with later a lantern slide discussion of City Planning in America by George B. Ford. Similar meetings were held on June 12th, morning, luncheon and afternoon, at which were considered reports on the minimum programme for the laying out of new towns, cities and villages, with three-minute informal discussions at luncheon of methods of carrying out propagandist movements for interesting the people in the subject of town planning.

The conference ended with a moving picture presentation and discussion of the evolution of the plan of Paris in the 19th Century by M. Bonnier. On June 13th the conference went to

Rheims where they were received by the municipal authorities and made a visit to and study of the town with first-hand explanations of the scheme for its lay-out and extension.

MODEL COTTAGES AS WAR MEMORIALS BY SCHOOL CHILDREN

The standards of housing construction and accommodation in Scotland differ from those in England. The Scottish dwelling is usually more durable and more substantial in regard to construction, but less spacious in its interior. Very often the standards with regard to heights and sizes of rooms are higher, but the Scottish family has been accustomed to do with fewer rooms than the English family. The common size of dwelling in Scotland is the two-to four-roomed tenement flat or single story cottage with "but and ben," sometimes with an extra half story in the roof.

The prejudice in Scotland in favour of tenements or apartment houses has prevailed in spite of the educational work in favour of the separate home until a few years ago. Prior to the war, a number of houses of the English type were erected in Greenock, and during the war a large number of brick cottages were erected in Rosyth and Gretna.

The influence of these practical demonstrations has been considerable. It is another instance of the importance of the object lesson as a means of educating public opinion. An object lesson in England did not have any effect on the people of Scotland. It shows the necessity of localizing any practical demonstration in housing that is to be effective.

War housing in Scotland has stimulated public opinion to promote housing schemes in connection with reconstruction in Scottish cities and towns, and also as a means of providing memorials for returned soldiers.

The linking up of the movement for increased production from the land with that of providing employment for returned soldiers has also been a motive in connection with recent housing development in Scotland.

At Longniddry, in one of the best agricultural districts in Scotland, a model village is being developed for the purpose of attracting soldiers away from crowded centres to cottages with small holdings or allotments attached to them.

There is nothing specially original about the lay-out of the scheme, but there are some features that make it peculiarly Scottish in character, whereas in England a five-roomed house is regarded as the minimum size. The smallest type of house at Longniddry has only a kitchen, scullery, bathroom and living-room. The living-room is really a bedroom, and the kitchen a living-room. The sanitary conveniences are as usual in Scotland of the best type. Hot and cold water are provided in even these small houses. This style of houses is intended for the childless couple.

It is interesting to note that the scheme is being developed by the Scottish Veterans Garden City Association. The houses are costing about \$1,600 each, and the rent varies from \$1.50 to \$2.50 per month.

It will be seen from these rentals that they do not pay anything approaching a proper return on the capital invested. The fact that the movement is philanthropic in character is partly due to the fact that the cottages are erected as memorials. For example, Gayfield Cottage was erected by the staff and school of the London Street Public School in Edinburgh, and bears a tablet erected to Scottish heroes who fell in the great war. Another cottage is inscribed to the memory of a fallen officer who died in Gallipoli, and a third, Mohawk Valley Cottage, is erected by the members of the Mohawk Valley Garden City Association of New York, as a memorial to Kitchener.

In many of the Canadian cities and towns the erection of memorials to returned soldiers is under consideration. Might it not be a good thing for some of the small memorials to consist of cottage homes to be erected for occupation by returned soldiers?

Near the Longniddry Settlement, there is an allotment of ten acres to be used as a fruit farm, and a jam factory is being provided, while piggeries, hen-runs and beehives are being prepared. Arrangements are also being made to train men to enable them to cultivate their allotments successfully.

There can surely be no better way to preserve the memory of the men who have died, and to provide means of obtaining comfortable homes and wholesome environment for their wives and children and for the men whose fortune it has been to return to civic life. There can surely be no worse way to commemorate

these services than asking them to pay unreasonable rents and prices for houses due to the demand being in excess of the supply.

THOMAS ADAMS.

NEW YORK'S HOUSING TURMOIL

New York City in the past few months has been feeling for the first time the acute shortage of housing accommodations which many other cities throughout the country felt more than a year ago. New York, being a big city, is getting excited in a big way and has turned loose, as a writer in the *Record and Guide* has aptly put it, "an imposing array of inquisitorial talent."

No less than four authorized Committees and Commissions are bent on detailed investigations, and they are being prodded or assisted by a host of committees of voluntary organizations of one kind and another. Probably in the end, if the truth could be arrived at, it would be found that the greatest good will have resulted not so much from the actual work of these committees as from the publicity to which their activities has given rise.

Although only one of the committees thus far has made a formal report, the conclusion at which they all seem to be arriving is that no solution to the high rent problem will be found until normal building activities are resumed; that instead of seeking means to punish the rent-profitier, who has been discovered to be comparatively rare, all bodies interested in the housing problem should turn their major energies to promoting confidence in the building industry and increasing the number of investors in real estate.

The Committees which have been carrying on *bona fide* investigations are:

Committee on Housing of the Governor's Reconstruction Commission, John Alan Hamilton, Chairman.

Legislative Committee on Housing, Senator Charles C. Lockwood, Chairman.

The Mayor's Committee on Rent Profiteering, Nathan Hirsch, Chairman.

Aldermanic Committee on Rent Profiteering, Alderman Collins, Chairman.

These official bodies represent the result of agitation on the part of a large number of citizens' committees and committees of sundry organizations such as The Merchants' Association,

Central Federated Union, United Real Estate Owners' Association, Washington Heights Civic Federation, Bronx Citizens' Committee, etc.

As stated, only one of the Committees has formally reported its findings. That is the Housing Committee of the Governor's Reconstruction Commission, a summary of which will be found elsewhere in Housing Betterment. Its method of procedure was to make block canvasses in certain districts of Manhattan and Brooklyn for the purpose of studying cause and effect in actual conditions.

The Mayor's Committee, on the other hand, exists rather to hear and weigh the justice of complaints from tenants and to bring influence to bear upon landlords, when necessary, through publicity. It is assisted by the Aldermanic Committee which, through the Committee on General Welfare of the Board of Aldermen, is empowered to hold public hearings and to subpoena witnesses. The co-operation of 100 lawyers has been obtained, one of whom is present at every municipal court session to assist the tenant who appears to protest a dispossession warrant.

While the Legislature was in session a number of bills were introduced dealing with various phases of the rent profiteering question, none of which, however, was passed. One of them, known as the Abeles bill and drafted by Lawrence Veiller, embodied the experience of the Federal Government through the Bureau of Industrial Housing and Transportation of the Labor Department during war time in various cities throughout the United States. This bill passed the Senate, but did not get through the House in the closing days of the session.

However, a Legislative Committee composed of members of the Senate and House, was named to investigate into housing conditions and charges of rent profiteering all over the State and to report and make recommendations next January.

While the agitation against profiteering was at its height a mass meeting of citizens was called by the Mayors' Committee at which a formidable array of demands and suggestions was made—from building on city cemeteries to municipal ownership of tenements. The only real result of the meeting, however, was a demand that Governor Smith reconvene the Legislature to take action on the subject. This demand Governor Smith refused, pointing to the Reconstruction Commission as embodying what

he believed to be the only adequate means of arriving at a permanent solution of the problem.

It is stated more or less arbitrarily that there is a shortage of 75,000 apartments in New York City. This can be no more than a guess and in any event can mean only that the percentage of building in proportion to the increase of population has dropped to that extent. It cannot mean that 75,000 families are wandering about, homeless, or New York would long since have been the scene of street riots.

Tenement House Commissioner Mann has declared that there are 100,000 vacant apartments in the city now, but he explains that they are in the old tenements and are but "legally livable." His report shows that there are 103,684 tenement buildings in New York now housing from three families each up. In these buildings there are 963,144 apartments. Of the total buildings 75,880 are old-law tenements. He said that since January of this year, there have been plans filed for only 8 new apartment houses in Manhattan.

This is interesting in view of the statement of the Reconstruction Commission that, "The average growth of population in New York City from 1913 to 1916 was 107,000 annually. The population has grown probably even more rapidly than this in the last five years in spite of the lack of immigration on account of the centering of so much war work in New York and surrounding regions."

There is no doubt that the rent situation in New York is serious and that it merits investigation, for rents are high and of course vitally affect the lives of millions of people, but the situation is not so critical as some of the agitation would seem to indicate, nor is it extraordinary in view of the decreased building activities and the high cost of those in progress. The New York Title and Mortgage Company estimates that construction costs on apartment buildings average between 30 and 50 per cent. more than five years ago. After investigation it made this comparison, using as a basis a typical 5-story brick "walk-up" apartment house 50 x 80 feet in area: Cost 5 years ago, \$32,500; rents \$6.50 to \$7.00 per room; cost in 1916, \$40,000, rents \$8 per room; to-day, costs \$50,000, rents \$10 per room.

Steps already have been taken to raise a fund of \$5,000,000 to organize a building company along lines suggested by the

Housing Committee of the Reconstruction Commission for the purpose of getting a building program under way before fall. This has been attacked by the Mayor's Committee as being a "drop in the bucket," but it is a step in the right direction and if the publicity which New York's many investigations have precipitated succeeds in stimulating building activity the most pressing aspect of the present problem will have been met and solved. Future control and stabilization of conditions may result from legislation which may be recommended by the various bodies at the next session of the Legislature.

NEW YORK'S RECONSTRUCTION COMMITTEE AND HOUSING

The Sub-Committee on Housing of the Reconstruction Commission appointed by Governor Alfred E. Smith of New York has submitted to the Governor through the Chairman of that Commission, Abram I. Elkus, the following report:

Rent increasing was at first ascribed by the public to profiteering on the part of landlords. It took but little study on the part of the Housing Committee to establish the fact that the causes were more fundamental.

The Committee thereupon determined upon a plan of investigation to discover whether the cessation of building during the war period, and the increase of population had resulted in undue raising of rents or lowering of standards of living or overcrowding, or discontent in any parts of the city, and to determine what measure of relief, if any, existed for conditions found.

The method followed was the detailed examination of thirty-four square blocks located in various sections of Manhattan, Bronx and Brooklyn.

These investigations have been thorough and systematic. The block surveys were carried out with the assistance and cooperation of the people of the neighborhoods, social settlements, labor organizations, universities, the health and tenement house apartments, charity organization societies and civic groups. They cover approximately thirty-five thousand apartments, housing on a conservative estimate a hundred and seventy-five thousand people.

These surveys indicate many detailed points of interest such as a block in the Sixties on the East side where only one vacancy was found in over eight hundred and fifty apartments. This, despite the fact that the apartments were found to be in bad repair and that rents had been increased from fifteen to twenty-five per cent.

The landlord, on account of the scarcity of houses, is entirely in control of the situation. If he is kindhearted he will not raise the rent of those who are too poor to pay, and he will see that the conditions under which they live are, at least, not unclean. If he lacks interest, he can raise the rents practically any extent that he desires and let his apartment fall into a disreputable condition, in which so many of those visited by our investigators of the Housing Committee found them.

A thorough study has been made to find out what kind of men were in control of these apartments and the conditions of sanitation and upkeep

under which the greater part of the working people of New York live. It was found that a great many of these properties have fallen into the hands of absentee landlords or lessees. The latter are holding the property, very often only for a short time, with the idea of getting as much out of it as they can. In innumerable cases it has been found that in the same neighborhood the rents are higher under leasers than under owners.

A study has also been made of the degree of relief that might be obtained from

1. Speculative builders or lenders;
2. Insurance Companies or the other usual sources of large loans;
3. Limited Dividend Corporations;
4. Building and Loan Associations;
5. Fuller use of existing buildings, such as the turning of old single family dwellings into multi-family houses, or the repair of older tenements which are now practically out of use;
6. Dealers in building materials through lowering or stabilizing the price of materials.

If these agencies failed to respond sufficiently in supplying additional housing, we proceeded to inquire as to how we could take care of the increase in population.

We shall report to you in detail later the tabulated facts of these block surveys and our collateral surveys.

We have examined with care all proposed legislation in regard to rent profiteering, and wish to advise you that these or any other legislation of this type cannot be expected to give any relief. The rising rents are merely a symptom. The disease is lack of sufficient houses. Landlords in many cases were found to be justified in raising their rents because of the increased cost of management.

Our study of the possible sources of relief is completed, and we are preparing a plan on the basis of which we believe a solution of the present emergency must be based. The only way to meet the situation is building more houses at once. The plan proposed is based on the following conclusions:

1. Cost of building will not return to its pre-war cost; for some years it will probably not greatly decrease.
2. Next winter the scarcity of houses in New York City will be so great and rents will be so high, unless houses are built this season, that labor will be turned away from this city and New York's business, industry and prestige will suffer.
3. Buildings at the present moment can be made to give a limited return on present average rentals if
 - a. Cheap land within easy reach of existing industry shall be used.
 - b. Building be carried on a large scale.
 - c. Expert experience, advice be secured from men accustomed to handling housing on a large scale from the point of view of finance, design, building and management. On cheap land it will be possible to build apartments for less congested than existing houses. Experienced builders and designers will be able, working on a large scale, to build a better type than much of existing housing in New York.

The Commission, therefore, urges that, in order that building operations may be begun in good season to provide housing accommodations before next winter that will alleviate some degree of distress, you call into conference immediately, citizens of New York, before whom a detailed plan of relief, already prepared for their consideration, can be laid which, with their cooperation, be made effective.

ADVERTISING BAD HOUSING

One of the most courageously conducted housing campaigns which has been brought to the attention of the National Housing Association is that which the Honolulu Ad Club has been waging through its Civic Affairs Committee. The campaign has been referred to previously in the pages of Housing Betterment as the first ever launched by advertising men as a body. Since then the series of more than 100 ads which have appeared in the daily press in the past 18 months have been received. Their frank exposé of conditions would evoke the admiration of the most experienced housing workers and their effective presentation arrest the attention of the most indifferent layman.

After a purely educational campaign had been conducted for some months on the general subject of housing and sanitation as applied to Honolulu and no practical results became evident, a series of large display ads was run naming specifically the tenements which were known as "Honolulu's worst." The location, name of owner, name of lessee and date of expiration of the lease were played up in large type—even when one of the owners was the city's Mayor.

When libel suits were threatened as a result of this, the following ad appeared:

LIBEL SUITS

Libel suits have been threatened because of the campaign of the Civic Affairs Committee against HONOLULU'S DISGRACEFUL TENEMENTS.

EVERY STATEMENT made by this Committee has been based upon official records of the Board of Health, Land Office, City Attorney's Office, Police Court, settlement workers, etc.

The Facts of Overcongestion, Filth, Disease, Immorality and CIVIC SHAME are so well known that libel suits would merely assist in giving further publicity to specific cases.

CIVIC AFFAIRS COMMITTEE,
HONOLULU AD CLUB.

Apparently there were no libel suits, for the advertising campaign continued with admirable vigour—and with results.

W. E. Pietsch, Superintendent of the Palolo Valley Gospel Mission summarizes these results as follows:

“The general public has been roused to the seriousness of this situation and there seems to be a desire on the part of the business men to lend their support to the proper housing of the people of Hawaii, both on the plantations and in the city. The question is receiving considerable attention and we hope to be able to solve the problem.

“There has been considerable agitation on the subject for the last two years and the result has been that over 25 of the worst tenements of the city have been destroyed and new buildings have been erected. But there is a plan under way at present to erect 100 small cottages for poor working men and their families that they can rent at a nominal fee, a community stock company holding the property, the stockholders not expecting to realize more than 53 per cent. on their money. These cottages would be under very strict Board of Health Regulations, a superintendent residing on the premises to see that these regulations are enforced. A community house is planned for the renters of the cottages so as to make it as pleasant as possible for these people.”

Vaughan MacCaughey, Chairman of the Civic Affairs Committee of the Honolulu Ad Club, has proposed the following program for the permanent abolition of slums from Honolulu:

1. Abolition by laws of all insanitary buildings now standing, and strict enforcement of the sanitary code.

2. Revision and strict enforcement of building and other laws to prevent future erection of tenements.

3. Revision and strict application of tax laws on the single tax principle to prevent land being held out of use.

4. A community stock company for re-housing, building, renting and selling cottages to working people at minimum cost.

5. Extension of the existing educational, medical and welfare work in order that the present victims of tenement conditions may be given social justice and that further production of defectives, criminals, etc., may be reduced to as low a point as is humanly possible.

6. Such a division of the profits of labor as will give the work-

ingman the share to which he is actually entitled; in a word, social justice instead of economic exploitation.

CINCINNATI MAKING HEADWAY

Where sewer connections are now available only 489 privies remain in the city of Cincinnati and orders have already been issued for the abolition of all of those. This is the most notable feature of the brief report of the Sanitary Division of the Health Department of Cincinnati for 1916-1917-1918 just published. During those years about 3,000 privies and cesspools have been abandoned. During the past nine years 17,000 have passed into oblivion, without any public lamentation. There are still some 7,000 catchbasin toilets or "school sinks", although 1,200 have gone by the board during the past five years. Cincinnati's tenement code permits the abolition of "unsanitary" catchbasins, yet both the Health Department and the Building Department have united in a concentrated attack on the catchbasin. The battle is on and the catchbasin toilet that needs cleaning or gets out of order will have to fight for its life. Another encouraging development is the plan which the Building Commissioner is going to adopt of sending with all orders to abolish privies and catchbasins a printed recommendation that toilets to replace them be installed indoors in spite of the fact that the code permits them to be put in the yard. Experience has shown many owners that in 90 per cent. of the cases the inside toilet is possible and can be installed at very little additional expense. Cincinnati hopes soon to have a new code that will call for the abolition of all catchbasin toilets and prohibit the installation of toilets out of doors whenever they can be put inside.

The Health Department has recommended to the City Engineer the construction of over one hundred sewers. Many have been constructed during the past three years and sewer connection for houses immediately required. In addition many hundreds of bad conditions have been eliminated by the Department of Health and by the Housing Bureau of the Building Department. Now that the war is over the Building Commissioner is renewing his campaign to get rid of unsanitary tenements. Before the war he had set the pace at about three hundred a year. The Commissioner hopes soon to hit something like his old pace.

All in all, the situation is encouraging except for the fact that the Housing Bureau still has only four inspectors to inspect 12,000 tenement houses and owing to the financial difficulties of Ohio cities as the result of the taxation tangle, there is no immediate prospect for anything like the increase that is needed.

THE ENGLISH HOUSING BILL

The provisions of the new Housing Bill for Great Britain are explained by Dr. Addison, Minister of Reconstruction, as follows:

Many estimates have been made as to the number of new houses required. The lowest was 300,000. This is regarded as totally inadequate. But there is little chance of more than 300,000 houses being built at the present owing to the shortage of labor and material, and the lack of skilled labor is the greater difficulty of the two. Up to January 21, the total number of applications by local authorities for the sanction of building sites was only 343, meaning some 10,000 houses. There are now 460 applications with an estimated provision of between 80,000 and 90,000 houses. No building has been begun in London.

To stimulate local action, the Local Government Board asks for power to force the hands of municipalities. Surveys of the situation and schemes for new houses to supply the deficiencies are to be submitted within three months after the passing of the Housing Act. * If no scheme is submitted, the Local Government Board may prepare one themselves. If a local authority fails to carry out its housing obligations, the Local Government Board may transfer them to the County Council or act of their own volition. In either case the cost will have to be borne by the local authority.

As to slums, the bill provides that when a slum area is condemned as unfit for habitation the value of the land acquired by compulsory purchase shall be that of the site cleared of buildings and available for development. In other words, it will be the value of a decent housing site, neither that of a crowded slum nor that of a factory. An illustration will show what this means. A slum area of London was valued at 161,000 pounds for commercial purposes and at 85,000 pounds for rehousing purposes.

*Now pending in Parliament.

Many slums have become slums because the immediate leaseholder could not afford to keep the property in repair. Where this degeneration is proved, the superior landlord is empowered with the right of re-entry to his property on terms to be decided by a court of law.

Anybody who buys slum property now, says Dr. Addison, runs the risk that he may have to sell it at cleared-site value on the basis of a housing scheme. He can obviate it by putting the property in order. All we want is to get rid of the slums. The need is urgent. There are thousands of big houses all over London from which people of comfortable means have migrated. They are empty or doing next to nothing. Nobody is enamored of slum-patching, but many of these houses with suitable alterations could be turned into flats for working-class families. Compulsory purchase, with fair compensation, would be the basis.

GARDEN VILLAGES IN FRANCE

I have been asked to comment on the Garden City movement in France for this magazine. Hence this short account as a small contribution to the big work of the National Housing Association which is rebuilding the World, in rebuilding the Home.

Before the War, some timid attempts at the housing of workmen, impractical because only on a purely philanthropic basis, were made in France. There were also many workingmen's villages established by industrial firms—one typical garden-village, the prototype in France, was built by the Mining Company of Dourges.

Since the War, the subject has become one of general interest. In September, 1918, a circular was sent out from the Labor Ministry calling attention of the Prefets to a strict enforcement of the law concerning the creation in every Department and in every Town of, "*Offices public d'habitations a bon marché*" with the co-operation of every agency of social progress, especially of the great employers of labor.

These offices which are really a kind of public trust or foundation do not concern themselves only with cheap housing, but with what is called in England Garden Villages or Garden-Suburbs.

The man to whom we owe much is M. Henri Sellier, *Conseiller General de la Seine*, who obtained, in 1914, a donation of 150,000 francs for the working expenses of *L'office departemental de la Seine*, and in 1916 a donation of 50,000,000 francs for purchasing and laying out land in the limits of that Department. "*L'office*" intends to build only a few houses which will set a standard for the other buildings to be erected either by "*offices communaux*," by "cheap housing companies," by individuals, etc.—every one conforming to the general rules of the lay-out. The income of the Foundation will be used to develop similar schemes.

After full inquiries of every description into topography, geology, sanitary conditions, ground, water, surroundings, amenities, etc., 500 acres have been purchased for six sites of from 38 to 152 acres each; each site being under the guidance of an architect responsible for the laying out of the estate. What has been done on those lines for the Paris district, is going to be undertaken all over France. Already M. Eugene Pierre, the Mayor of Marseilles is creating an office for that town. The Mayor of Nantes and M. Amieux, the great manufacturer, and others are heading a big movement in that region.

In March, 1919, the French town planning bill became a law which will do much for helping the movement towards better housing. One of its provisions is the compulsory creation in every Department of a Town Planning Commission. Even before the law was passed, so great was the need, that the Prefet of the Seine Department with the help of Monsieur Dausset, with the *Conseil Municipal de Paris* and the *Conseil General de la Seine* had created in 1912 the Commission of Greater Paris.

In Lyons, after a study tour in England by a delegation from the municipality, of which I was the head, Senator Heriot, whose name is well known everywhere, created the Commission of Greater Lyons, with already good work to its credit.

In Marseilles, Monsieur Saint, the great Prefet of the Department of Bouches du Rhone, has put under the leadership of M. Briant, a town planning commission which includes representatives of Chambers of Commerce, Trade Unions, The City of Marseilles and many other bodies. Anticipating the effects of its work, the Commission, with fine idealism, ends its reports with

these words: "And in 19— France will be a still better and sweeter country to live in." That will be true for every country which understands that the angels of peace can thrive only in better homes.

GEORGES BENOIT-LÈVY,
*Secretary Association des Cités-Jardins de France.**

**L'Association des Cités-Jardins de France*, created 15 years ago, is more or less responsible for all the Town planning movement in France. Mr. Georges Benoit-Lévy, whose illustrated books are of international interest suggests that readers of this magazine send him annual and special Town planning and housing reports issued privately or officially, in duplicate, copies to be deposited in the permanent circulating exhibition of *L'Association des Cités-Jardins*. That Association which has already given more than 1000 stereopticon lectures acknowledges the debt she owes to the U. S. for inspiration.

A BIG SCHEME DONE IN A BIG WAY

The General Motors' Housing Project in Flint, Michigan

Two years ago a number of prominent business men of Flint formed the Civic Building Association with the idea to promote better housing. Four hundred acres of land were bought just across the boundary line of the city. One of the members selling it for \$300 an acre for this purpose when adjacent land and some farther from the city was selling for \$1,000 an acre. The members of the Association went into it not with the idea of a profit-making plan, but satisfied if they had 6% interest on their money, or even less.

Mr. William Pitkin of Boston, the landscape architect, laid out the plat. Messrs. Davis McGrath and Kressling of New York were the architects and the W. E. Wood Construction Company of Flint, the contractors. 132 houses were built. All street work was done. Plans were made with the City of Flint so that all houses were connected with sewer and water, electric lights and gas. The houses were six and seven-room houses of frame construction and the houses sold for \$3,500 and \$4,000; 10% cash and 1% a month and all sold. Plans were made to extend the street car line from the city to the plat which would make it accessible to the business district and to the factories two miles away. In the meantime, America became engaged in the war and the steel could not be obtained for the rails. Some gave up their houses, probably the main reason was transportation. Since the armistice was signed the street car line has been extended.

A few months ago, the General Motors took over the whole plat and is to spend \$6,000,000 before December 1st, 1919, putting up 1,000 houses here, and on the Durant farm, where surveyors are now at work in the wheat fields. At the April election, 1919, the city, township and county gave a big majority to annex the plat to the city. The general plan of the Civic Heights plat made by William Pitkin, remains unchanged. The DuPont Engineering Company with headquarters at Wilmington, Delaware, have charge of the building. The DuPonts recently bought an interest in the General Motors. In a few weeks' time they have developed a city of 1,800. This will soon be increased from 2,000 to 3,000, the DuPonts bringing their own people from the South. This includes 200 colored, who do the common labor. The result is a well organized and orderly community. The Company have their developing material foundation and street and sewer divisions.

There are twenty-eight types of houses, including four, five and six-room bungalows, and five, six and seven-room two-story houses. They are to be of frame, hollow tile, brick veneer and all brick construction. The Michigan State Housing Code, which is considered the best in the country, has been carefully studied and all the requirements are to be lived up to. The floor space of the living-room will average from 130 to 160 square feet; the bedrooms and dining-rooms 100 square feet; the kitchen 80 to 90 square feet and the bath 60 square feet. The window space is about 15% of the floor space and most rooms have cross ventilation. All are to have gas, water, sewers, electric lights, and to be heated by hot air. The ceilings are to be 8½ feet high. Many of the streets are so planned that the houses on the side of a block are set back from the street line, not all at the same distance, but on the arc of a circle; that is, the houses at the end of the block are the nearest to the curb and the ones in the center the farthest back. The others on the graduating line of the three points. The sewers are put in by the large caterpillar ditching machines; key-stone shovels, teams, and drag-line excavators are at work making the basements. Portable steel frames are used where cement foundations are put in. Large cement mixers with swing carriers pour the cement in. Five portable sawmills are in operation. Several miles of two-foot gauge railroad with a steam engine and train of cars carry supplies from the Grand Trunk R. R. two

miles away, to various points on the plat. Pilaster forms and brick chimneys are put on opposite sides of the foundation and add support; 12 x 12 hollow tiles are used in some foundations; merchantable hemlock and rough yellow pine are used for the rough framing; 10-inch groove lumber is used for siding; 2 x 8 timbers, double strength for the outside walls in the floor foundation; 2 x 4 for the framework, double for the door and window frames and trebled for the corners; double floors for the first floor; 3-inch tile is put around the foundation; and the foundations made waterproof where necessary. Chimneys are built from the floor of the 8-foot basement to the top. Calico ash and birch are used for interior finish.

A trip to the plat was made in the latter part of May. The day was perfect, the sunshine bright. There was a good breeze and a clear sky. We passed by one of the original houses, the owners being one of the first families to buy two years ago. They have been well satisfied with this investment, and the man when asked if he would sell, said he would not sell for \$1,000 more than he paid for it. The busy housewife gives as many as 150 meals a day; the husband outside of his factory work has made a well-kept lawn of clover in front where gay tulips are in bloom; the shrubbery, pivot hedge, and young trees have a good start and a vegetable garden is seen in the rear.

Windows are open, the curtains blow in the wind; the lines of clothes are blowing, the American Flag is blowing. The grounds are high and to the east, a distance of two miles, we see the smoke of the Buick factories, where 16,000 men are employed. Between lies a new residence district with its stretches of pavement. Glimpses of roofs of school-houses and church spires are seen. To the west we see a 20-acre woods, to be made into a park; to the south, two miles away, is the Chevrolet plant, with 6,200 employees, and to the north we see the 132 houses of the plat built two years ago, and the new construction work. Here a group of negroes, driving two, three, four or five mules plowing a street. The two-wheeled dump-carts and two-wheeled box in front of the plow made a picture new in the North. Beyond, we see a big sewer going in; a group excavating foundations. Beyond, a group with the framework going up, and still further a group with the roofs going on. We see the busy superintendent overseeing a big group of men or perhaps shifting a

group to a new point so that time will not be lost. We see some on horseback and others in automobiles looking after work; a wagon with barrels of paint; a group of newcomers with suitcases being assigned their places; large vans with their loads of tile, plaster-board, hardware and lumber; a train of ten cars with its gravel and cement and delivery trucks, including the ice-cream from the city. We see children, a group here playing anti; another group coming from the woods with their hands full of spring flowers, or a child who has been permitted to ride one of the mules, a big event in his life. We hear the meadow lark, the hum of voices, the sound of the hammer and the whistle of the steam engine.

We go back to the city over what was once a good gravel road, but to-day is badly cut up by heavy hauling and spring rains. We pass a school, the children in the yard rehearsing for Field Day soon to be. The compact maple trees are newly dressed with clean fresh leaves, the elm with its graceful branches are leafing out and the sturdy oaks show the early stages of its leafing in colors of delicate pink and green.

We realize that Flint is no longer the little city of 13,308 in 1900, but a city of 100,000 with a population of new Americans of one in every five.

The General Motors plan is considered the largest housing project ever attempted in the country in six months' time. The war with all its horrors has bound people together, has given bigger visions of a bigger and a better Flint, a bigger and broader country, a bigger and better world.

LUCY TILDEN STEWART.

CITY PLANNING EXHIBIT AT ST. PAUL

A notable City Planning Exhibition was held at St. Paul, May 5 to 11, under the auspices of the St. Paul City Planning Board. The object of the exhibit, which was held in the Public Library, was to stimulate interest in a comprehensive city plan for the Minnesota capital. The principal feature of the exhibit was an exhaustive collection of local improvement schemes, though a large collection of plans of other American cities served the purposes of contrast and comparison.

The activities of the week were opened by a "City Planning

Sunday" when the churches called attention to the work, and students from local Universities and High Schools visited the exhibit and heard a lecture by Guy Wilfrid Hayler of Chicago, by whom the exhibit was arranged. One day during the week John Nolen, who has been visiting St. Paul to report on a plan, addressed a large assemblage. More than 2,000 persons attended the exhibit and several thousand copies of a pamphlet on "The Meaning of City Planning" were distributed.

CINCINNATI'S BILLBOARD ORDINANCE

Through the efforts of Cincinnati's Building Commissioner, George E. Rendigs, an ordinance has just been enacted prohibiting the maintenance or erection of billboards in any residence block without the consent in writing of the owners of a majority of the property on both sides of the street. For a long time the residence sections of the city, its suburbs and its beautiful hillsides have been disfigured by hideous billboards. No place was too pretty for them to invade. They have caused property values to decrease and have given rise to all kinds of nuisances wherever they exist. The Building Commission had a strong public opinion back of him which caused the enactment of the ordinance without difficulty. Already several prosecutions have begun under the new ordinance. It is certain to prove a boon to residence property in Cincinnati and Building Commissioner Rendigs deserves great credit for introducing and pushing it through. Every city in the country needs this protection.

STANDARDS FOR TOWN PLANNING

One of the contributions of the U. S. Housing Corporation is its additions to the literature of housing and town planning. The most valuable publication is the "Standards Recommended for Permanent Industrial Housing Developments" issued in March, 1918, and reprinted in an earlier issue of HOUSING BETTERMENT.

In addition to these standards, especial note should be made of the "Instructions to Investigators," the "General Instructions to the Committee of Designers" and the "Suggestions to Town Planners" issued under date of August 26, 1918.

The last-named publication constitutes what might be called

"Standards for Town Planning." The suggestions are complete in scope, definite in character, and show keen professional grasp of the whole subject.

Some points of greatest interest are the following:—The type of development should depend on the wages earned by each group of workers, their nationality and race and their local customs as to building; the people housed must be able in some way to obtain all the necessary facilities for effective, self-respecting living and work; the devising of a kind of development, utilities and buildings so that the people shall be properly accommodated at the least possible total cost per family is the task of the Committee of Designers; the worth of a general lay-out can be determined only in the light of the cost to execute it.

The suggestions discuss also in pointed fashion the relation of the plan to the larger surrounding area, the districting of the tract, the minimum and maximum width and depth of lots, the size, aspect and orientation of blocks and the development of community facilities.

With regard to alleys, the suggestions state, "Alleys should be used behind row houses, stores, etc., which must be served from behind, but otherwise only where local custom very strongly demands them. When used they should be public ways, lighted, paved over a width of at least 7 feet, with at least 12 feet between boundaries—16 feet being better."

JOHN NOLEN.

HOUSING PROBLEMS IN FRANCE

"Our contractors are overwhelmed. They are not able to respond to the demands," writes M. Emile Cacheux, a French Housing authority, from Paris. "Construction costs three times as much as before the war. A house which cost, complete, 5,000 francs before the war, would cost 15,000 francs to-day. If American builders should construct in France single houses they would sell them even before they were finished."

Reports from various sources bear out and enlarge upon this statement. A circular issued by the French Minister of Labor calls attention of provincial governors to the present crisis in the housing problem, due principally to the influx of refugees, colonial and foreign laborers and to the over-population of industrial

centers. Attention is called to the fact that upon the return of the demobilized troops, numerous lodgings will have to be provided and numberless homes and workshops built or rebuilt. The development of workmen's dwellings and the improvement of housing are declared to be among the most pressing problems of the post-war period.

M. Cacheux, whose book on "Workingmen's Houses in all Countries"—"*Les Habitations Ouvrieres en Tous Pays*," containing 40 illustrations and giving the working drawings for types of inexpensive houses most of which have received prizes in exhibitions at Paris and Dusseldorf, should be known to all students of housing, is now seeking to organize an exhibition of plans of houses similar to the best English Garden Suburb developments.

He writes: "We expect to organize a competition for the construction of houses upon ground that the *Office Departmental des Habitations a Bon Marché* has put at the disposal of the competitors. The houses will be sold during the exposition or remain the property of the constructors at their choice. In the past, houses thus constructed for exhibitions were demolished after the exposition was over, but as the law for the extension of cities comes to be voted, I think that they will be able to create special new quarters and thus utilize the houses exhibited."

STANDARDIZED LUMBER

A new scheme for standardized house construction has been evolved by a Texas lumber concern which specializes in cut-to-length lumber, morticed and tenoned in a manner which gives the product its name, "Enterlock." To simplify assembling and construction and to make possible quantity production at low cost, such features as the pitch of the roof, length of studding and size of door and window openings have been standardized. Plans for any house or other frame building may be sent to the company, which will proceed to "fit the structure to the lumber" and supply the cut-to-length parts accordingly.

DEATH OF OWEN BRAINARD

The death of Owen Brainard on April 2 involves a great loss to the cause of constructive housing as well as to the

professions of architecture and engineering in which his work has been conspicuous for many years. Mr. Brainard was stricken with heart failure while visiting at the home of friends in New York City. He had been long associated with the architectural firm of Carrere & Hastings of New York City and his work with them has contributed to the success of many monumental structures. He is best known to housing workers, however, through his work in industrial villages as adviser to the U. S. Steel Corporation and, more recently, to the U. S. Emergency Fleet Corporation in some of its housing work in Philadelphia. He contributed valuable papers in recent years to the Conferences of the National Housing Association.

WAGES AND BUILDING COSTS

That a reduced Wage scale is not an indispensable preliminary to resumption of activity in the building trades is the opinion of M. C. Tuttle, General Manager of the Aberthaw Construction Company, Boston, who has recently returned to his business after more than a year of service as production manager for the United States Emergency Fleet Corporation. Mr. Tuttle bases his judgment on recent investigations of large construction enterprises located at various points from New England to Florida, supplemented by careful studies carried on under his direction by the Aberthaw Construction Company.

"In the course of viewing numerous undertakings more or less closely associated with the interests of the Government," says Mr. Tuttle, "I have lately been impressed to find the statement commonly made that costs of operation are beginning to show a noticeable decline. And this, almost without exception, was attributed to increased efficiency of the labor force, due in part to the opportunity for weeding out the less dependable workers and in part to the growing desire of all members of the force to retain their jobs."

CHURCH WOMEN START HOUSING CRUSADE

Prominent church women of Philadelphia, representing all faiths and creeds, have enlisted in a campaign to promote bet-

ter housing conditions. The women declare that thousands of Philadelphians are compelled to live in courts that are insanitary and without proper drainage and they propose to carry a protest to City Hall in order to have the laws enforced.

/ The movement originated with the Churchwomen's Association of the Protestant Episcopal Church, of which Mrs. Edwin C. Grice is President. Representatives of women's organizations in 12 religious bodies, Catholic, Protestant and Jew, met on March 6th and formed the Churchwomen's Housing Committee, of which Mrs. W. B. Abby was made Chairman.

Co-operating with the Philadelphia Housing Association, the women have made an investigation of housing conditions throughout the city, as the result of which Mrs. Abby issued a statement to the effect that "Property owners of the city have been evading the law. Sixty-five thousand people in this city are living in rear courts amid conditions which imperil the lives and health of all who occupy these houses. Thousands are living in houses without drainage and in many districts there is overcrowding."

"We want the public to have the information we have obtained. We want the city authorities to enforce the law. We want property owners to realize the seriousness of the situation. This is really a campaign of righteousness and the churchwomen of Philadelphia are determined to carry it forward until the evils from which a large part of our population suffers are remedied."

Following a statement by John Ihlder, Secretary of the Philadelphia Housing Association, to the effect that "an impression prevails at City Hall that the people of the city are not particularly interested in housing conditions," the women decided by unanimous vote to march to City Hall in a body at noon on May 1 to demand of Director Krusen of the Health Department enforcement of the law and immediate steps looking toward the improvement of conditions.

CHARTS ON FIRE PREVENTION

A series of three charts showing graphically the main elements in Fire Prevention, Fire Protection and Safety to Life

in connection with schoolhouse construction, but applicable almost without alteration to any structure in which a number of persons is to be accommodated, has been issued recently by the Department of School Administration of the National Education Association. The charts show in the glance of an eye what it would take pages of text to tell in a much less effective manner. It would repay anyone interested to send for this Bulletin 14. Address National Education Association, 33 Cornhill, Boston.

STANDARD OIL CO. PROMOTES HOUSING PROJECT

The shortage of dwelling places which prevails all over the country and which has been particularly noticeable in the larger cities and manufacturing centers, has recently become so acute in and about Elizabeth, N. J., that the Directors of the Standard Oil Company of New Jersey have been forced to resort to a development project in order to solve the housing problem facing the thousands of employees of the company's big refining plant at Bayway, near Elizabeth.

The Company has secured an option on a tract of about 30 acres of excellent land within walking distance of the refinery and it is proposed that this tract shall be subdivided into lots which shall be of ample size and which shall be sold to employees who have been with the organization at least one year. A fund of \$500,000 has been voted to finance the project. Loans for the erection of dwellings will be made to employees at 5% per annum, the company seeking no profit. It is expected that the amount of individual investment will range from \$3,000 to \$5,000. After a moderate initial payment the builder of a home will be permitted to pay for it in easy installments which will not be greater than the monthly amounts which he is accustomed to pay for rent.

One of the features which makes the proposed development more attractive than many similar undertakings is the fact that every householder may select the type of house that satisfies his individual taste. The entire project will be under the joint management of a committee representing both the employees and the company. The committee will lay down certain building restrictions which will tend to safeguard the

residential character of the neighborhood and preserve the general beauty of the development.

This is the first project of the kind to be entered into by the Standard Oil Company in Elizabeth, although in Bayonne, where also the shortage of homes is serious, the Company, together with five other companies, has been interested in the erection of a large apartment house to help relieve the shortage in dwelling places. Both Company officials and employees are enthusiastic about the present project and feel confident that it will do much to improve living conditions.

HOUSING FOR GIRLS

The existing shortage of houses in New York City has a special aspect from the point of view of the working girl and the agencies which are trying to assure her comfortable and safe living quarters.

The Bureau of Boarding Houses, the Association for the promotion of Proper Housing for Girls and the Young Women's Christian Association, the three agencies to which girls coming to New York City turn for assistance in locating living quarters, assert that the past year has seen an influx of girl workers into the city greater than any previous year and that a problem long ago serious has been greatly complicated.

In an effort to contribute something toward the relief of the situation and to encourage similar effort on the part of other organizations and individuals, both the Y. W. C. A. and the Association to Promote Proper Housing for Girls have opened club houses, boarding houses and hotels, but it is said that were 300 additional such houses opened, accommodating 150 each, the need still would not be met entirely.

In 1910 the "organized houses"—as houses especially designed for girls are called—in Manhattan could accommodate 3,710 girls. At the end of 1918 there had been an increase in the number of such houses, of which there are now between 70 and 80, and the total capacity had advanced to 3,941. But even in 1910, the time of the last census, there were 68,052 self-supporting girls and women in Manhattan who had to find places to live, and since the end of the war it is said that

girls from all parts of the country, as though moved by a common urge, are thronging into New York City. Most of them are girls whose homes are at a distance, who have gone to Washington—or perhaps to shipyards or munitions plants along the seaboard—on “war jobs” and who do not want to go back to Texas or Arkansas or Michigan without at least seeing New York. Most of them want to find work in the city.

It is for such girls that the Association to Promote Proper Housing for Girls recently opened a big Community Club House with a model rooming house for girls in connection. It is for such girls that the Y. W. C. A. maintains nine houses, the newest venture being a 12-story hotel accommodating 170 girls.

The Bureau of Boarding Houses inspects every house which seeks to be listed in its files and rigidly enforces a set of standards held to be necessary to safeguard the health, welfare and comfort of the girls. It will list in its registry of private boarding and rooming houses only such as provide a parlor where the residents may entertain their friends. In 1917, 341 private houses were registered at the Bureau office. Last year the number dropped to 275. Meanwhile the number of applicants for rooms has steadily increased. Since January of this year the monthly increase has been from 80 to 100 over the corresponding months of last year.

STANDARDIZED HOUSES

Grosvenor Atterbury, advising the Governor's Reconstruction Commission of New York State on the problem of house shortage and rent profiteering, has again expressed strongly his belief that the best promise for an advance in industrial housing is to be found in the development of the ready-made house industry. He asserted that he is more convinced than ever that no very substantial progress toward the solution of the industrial housing problem can be made until there are applied to the production of houses the same principles of standardized machine, factory and quantity production as are employed in practically every other great industry.

“We must make our cheap housing as we make our clothes

and our shoes—as a standardized product—by wholesale manufacture through an organized industry,” he wrote in a letter to the Commission.

“Roughly speaking, in New York City alone \$100,000,000 is annually spent on tenements and small houses out of a total of \$150,000,000 for all of the construction in the city. An even higher proportion of home construction would hold true for the entire country. Two and a half billions is the rough estimate of our normal annual budget for home building. Why then do we fail to solve the problem of small houses on a commercial basis, when our great office buildings, factories, hotels and apartments keep pace with the public needs and pay good profits into the bargain?

“The explanation lies, of course, in the fact that the individual house is a product of disorganized, individual effort, whereas the great building is sufficiently important to justify careful organization and concentration of all the coordinate activities necessary for its production.

“It is organized construction against disorganized construction; cooperation against disjointed individual effort; to a great extent standardization against constructional chaos.”

Mr. Atterbury has recently returned from Europe where he served as Chief of the Section of Housing and Community Planning of the Army Educational Commission.

ORIGIN OF THE PLAN OF WASHINGTON

City planners will find of especial interest under the above title in the *Architectural Review* for September, an article by Fiske Kimball in which the author points to similarities in the plan of the City and Park of Versailles and L’Enfant’s plan for Washington, D. C., which in his eyes offer convincing proof that in the former plan may be found the model for the latter, the origin of which has long been a moot question among city planners.

MAKING THE TENANT RESPONSIBLE

A novel renting scheme and lease form designed to guarantee the responsibility of even the most irresponsible tenant, has been evolved by Dr. George Woodward of Philadelphia, for certain of his properties. The rents run from \$22 up, exceptionally low

figures being made possible by the rental scheme which is best explained by the following terms as set forth in the lease:

"My investment (house and lot) in no_____, Philadelphia, is \$_____. I will rent you said premises from _____ to _____ upon the following terms:

1. You are to pay me annually \$_____
2. You are to pay all taxes assessed against said premises.
3. You are to pay for all water used.
4. You are to pay items 1 and 2 in equal monthly installments on the first of the month in advance, at my office.
5. You are to take the house as it stands. The owner makes no guarantee against any interior defects but agrees to keep the exterior of the building in repair. You are to make all interior repairs and furnish interior replacements. You are to keep all plumbing and all house drainage (all the way to the sewer) in repair.
6. As a guarantee that the interior of the building will be kept in a state of up-keep satisfactory to the owner the tenant agrees to deposit with the owner \$_____. The money so deposited, less such part thereof as the owner shall expend to put the interior of the building in condition satisfactory to the owner during tenancy or after the tenant vacates shall be returned to the tenant, but the owner's opinion as to what is "satisfactory condition" shall be final, binding upon and conclusive against the tenant, and the tenant agrees that there shall be no appeal therefrom.
7. You are not to sublet the premises without my written consent.
8. You may continue as tenant upon the above terms from year to year until_____but you may vacate at any time upon giving the owner 60 days' notice in writing. The owner may terminate this lease at the end of any yearly term by giving the tenant 60 days' notice in writing prior to the end of said yearly term.

HOUSING IN THE MICHIGAN RECONSTRUCTION PROGRAM

The following recommendations with reference to Housing appear in the plan for reconstruction work which has been for-

mulated by the Governor's Committee on Reconstruction in Michigan:

"That the conference approves of the present federal and local campaigns to encourage all forms of building.

"That the conference recommend a general survey of all industries by state authority as outlined in the report of the Subcommittee on Employment and Housing, to develop permanent policies for reducing unemployment.

"That state and local councils be recommended to acquaint the public with the provisions of the State Housing Law and to encourage the establishment of those housing standards for all house construction.

ZONING IN OHIO

A bill to authorize adoption of building zone plans by certain Ohio cities having City Planning Commissions was introduced recently in the Ohio Legislature. The bill was withdrawn, however, upon its being pointed out that the cities already possessed such power under the Home Rule Law. The bill as drafted provided that any city having a City Planning Commission be authorized to enact an ordinance regulating the height and bulk of buildings, the areas and dimensions of yards, courts and other open spaces in connection with the buildings and the location of trades, of industries and other uses of property, but that Councils should not adopt a building zone plan until a general plan shall have been prepared by City Planning Commission and submitted to Council. Upon the withdrawal of this measure a new Zoning bill was introduced to take its place.

APARTMENTS ON FIFTH AVENUE

Amendment of the New York Zoning Law so as to limit the height of buildings in upper Fifth Ave. has been demanded by the Fifth Avenue Association, which hopes by this means to keep apartment houses out of the exclusive residential district. The following resolution addressed to the Board of Estimate and Apportionment was adopted at a recent meeting of the organization:

Resolved, that the Zoning Ordinance should be so amended that the height of buildings shall be limited as follows: Fifth Avenue from 60th St. to 110th St., three-quarters of the width

of the street; on all streets between Madison and 5th Avenues from 60th St. to 110th St., both inclusive, one and one-quarter the width of the street for streets 60 feet wide, and three-fourths of the width of the street for streets 100 feet wide. A greater height may be permitted of 1 foot for each foot that the building is set back from the building line.

IOWA WINS HOUSING LAW

The Iowa Housing Law passed the Senate and House unanimously on March 26. The remarkable success of the measure in the Legislature may be attributed to the excellent organization and educational work of the Iowa State Housing Association, the Honorary President of which was Governor W. L. Harding himself. The law is practically a copy of the Michigan Housing Code.

WORK PROGRESSING ON GOVERNMENT PROJECTS

The United States Housing Corporation, Department of Labor, reports satisfactory progress on its various housing projects. Many of its buildings already are completed and in use.

In Quincy, Mass., 21 dormitories housing 966 men have been occupied to their full capacity for three months and in them 1,800 meals are being served daily.

Of the 55 houses which are being erected on the Sylvan Avenue tract in Waterbury, Conn., all are inclosed and if present expectations are fulfilled, the houses will be ready for occupancy in June.

In New Brunswick, N. J., 76 tile and stucco buildings which are being erected to house 192 families are practically all enclosed and more than half of them are stuccoed.

The project at Bremerton, Wash., is of a radically different kind but is progressing no less satisfactorily. Two hundred and forty-five frame houses are being built there and, in addition a hotel of 355 rooms and three apartment houses accommodating 45 families. The latest report indicated that 7 houses are completed, a total of 144 have been plastered and 231 are inclosed.

At Indianhead, Md., 57 of the 100 houses are under way with a number already plastered.

The latest report from the Philadelphia project of 650 brick row houses indicates that 262 were fully inclosed and 159 plastered.

LABOR DEPARTMENT IN "OWN YOUR OWN HOME" CAMPAIGN

The U. S. Department of Labor through its Division of Public Works and Construction Development has adopted the "Own Your Own Home." movement as one of its Reconstruction enterprises and has launched a campaign of national scope.

Paul C. Murphy of Portland, Ore., for two years a worker in the movement was called to Washington by the Department of Labor and, in consultation with Department officials and with several leading building authorities organized the campaign and drafted a campaign manual and other literature which has been made available to local committees.

For this campaign the country has been divided into 10 districts, each comprising several States. In each district a Chairman has been appointed to whom city committees may report or appeal for advice. The campaign manual, which may be obtained upon application to the Division of Public Works and Construction Development of the Labor Department, described fully the ideal local organization, enumerates the desirable committees and outlines in detail the duties of each.

As a contribution toward the movement, the U. S. Housing Corporation has made available the plans for the more attractive types of dwellings which have been erected in Government war housing projects. These plans will be given to Own Your Own Home Committees wherever they may be organized so that estimates may be made on them. It is explained that the purpose is not to interfere in any way with the work of local architects, but it is expected that when the estimates in widely separated states are compiled the information will be of value to prospective home owners and will afford comparisons of the varying cost of construction in many parts of the United States.

The Department of Labor emphasizes the following benefits as to be expected from the Own Your Own Home movement:

I. It will provide better living conditions, increase efficiency, encourage thrift, give greater comfort and happiness and create

individual reserves for sickness and misfortune and old age. Every house owner with his family, whether rich or poor, or well-to-do, becomes thereby a better citizen with increased self-respect, independence and responsibility to the city and nation, and is more vitally interested in the prosperity and welfare of both.

2. That during the readjustment period such a movement hastens the return of normal conditions; results in much needed construction for home and industrial purposes; provides work for returning soldiers and sailors and for labor changing from war to peace industries; stimulates all lines of business in each community, creates general prosperity.

As a practical means of promoting the movement the Department of Labor and the United States League of Building and Loan Associations have endorsed a plan for the creation of a great system of Home Loan Banks, which, if Congress acts favorably upon the plan, will, it is estimated, add to the home-building funds of the United States \$1,500,000,000. A bill to carry out this plan has been introduced in Congress by Senator Calder of New York.

The national organization for the campaign under the Labor Department comprises the following Districts and District Chairmen:

New England States—Alfred H. Wagg, 1269 Broadway, New York.

New Jersey, Delaware, Maryland, Pennsylvania, Virginia, West Virginia and possibly Ohio—W. H. Hall, Land Title Bldg., Philadelphia, Pa.

North Carolina, South Carolina, Georgia and Florida—J. L. Wallace, Jacksonville, Fla.

Kentucky, Tennessee, Alabama, Mississippi, Oklahoma and Louisiana—L. R. Putnam, Southern Pine Association, New Orleans, La.

Wisconsin, Illinois, Indiana, Michigan—Bartholomew O'Toole, 72 W. Washington St., Chicago.

Missouri, Iowa, Kansas, Eastern Nebraska, Arkansas—Wheaton C. Ferris, Olive St., Terrace Realty Co., St. Louis, Mo.

Colorado, Western Nebraska, Texas, New Mexico, Utah—L. F. Eppich, Ideal Bldg., Denver, Colo.

Nevada and California—F. Reed, Syndicate Bldg., Oakland, Cal.

Oregon, Washington, Idaho, Montana, Wyoming—Paul C. Murphy, 270½ Stark St., Portland, Ore.

Minnesota, North Dakota, South Dakota—Paul Von Koester, Minneapolis, Minn.

HOUSING SURVEYS THROUGH LABOR DEPARTMENT

A new agency for making housing surveys in industrial zones has developed in the Division of Industrial Hygiene and Medicine of the Working Conditions Service of the U. S. Department of Labor. Bernard J. Newman, long known to housing workers through his service as Secretary of the Philadelphia Housing Association, is Chief of the Research Branch of the Division and writes that the Service has just taken over the supervision of a very large housing survey in which the homes of almost 100,000 persons will be covered.

The personnel of the Division of Hygiene and Medicine has been detailed to the Working Conditions Service by the U. S. Public Health Service. The work which the Division is carrying on has two fundamental objectives: (1) To develop hygienic standards for industries; (2) To develop and standardize systems of medical and surgical service.

Since the health of workers is affected by conditions outside the plant as well as by working environment the Division believes it necessary that the home surroundings of workers be studied and provides that its investigators shall have authority over the industrial zone including both working and living conditions as affecting health.

Another Division of the Working Conditions Service—the Division of Labor Administration—has undertaken to collect and analyze data on methods of providing housing facilities for employees and conducting rooming house registries.

PORTABLE HOUSES FOR BELGIUM

Portable houses for Belgium are being made of wood in Aarhus, Denmark, reports the Commercial Attaché in Copenhagen. It is stated that orders have been placed with concerns there aggregating \$13,000,000.

AN INQUIRY FROM JAPAN

Prof. S. Shiga of the Higher Technological School of Tokyo wrote the National Housing Association recently asking for literature concerning housing in America, having read of the work of the Association in an architectural magazine. He stated that he is a graduate of the University of Illinois and a professor of architecture in the Technological School and is much interested in the housing movement.

NATIONAL HOUSING ASSOCIATION HAS WIDE-SPREAD INFLUENCE

The widespread influence of the work of the National Housing Association is indicated in the fact that the Editors of the Local Self-Government Gazette of Madras India find in the Association a model for such an organization as they have long urged to investigate and improve housing conditions in India.

"We have been referring frequently in our pages," they say in a recent number of the journal, "to the systematic manner in which the housing problem, in all its varied aspects, is being studied and dealt with in America. One of the most useful institutions brought into existence for quickening interest in the subject, disseminating correct ideas on it and coordinating the activities of individuals and bodies engaged in work connected with it, is the annual National Conference on Housing in America, a report on the proceedings of which we reviewed sometime ago - - -. No review, however, can do adequate justice to the wealth of facts, the intimate knowledge of the problem and the practical enthusiasm which the reports disclose."

In subsequent issues of the Gazette individual papers from the proceedings are reviewed in detail and in its issue of December 1918, Lawrence Veiller's pamphlet describing the Industrial housing development of the Fairbanks-Morse Company was reprinted in full with illustrations.

QUEEN MARY IS LONDON'S MRS. BACON

"Queen Mary is London's Mrs. Bacon." Such, at any rate, is the interpretation placed by an Evansville paper, upon a recent news dispatch to the effect that England's Queen, shocked by the

sights she saw during an “unofficial”—in fact, unannounced—visit to the East London slum area, has taken measures looking toward an immediate clean-up.

Reports of an address by the Mayor of Bethnal Green in which he described the deplorable housing conditions in his borough came to the ears of the Queen. She summoned the Mayor for a personal interview. He came to her equipped with maps and photographs and interested her to such an extent that she asked to be conducted, unannounced, through the area. She was so impressed by the need for radical improvements that, on April 11 she summoned the leading British housing and health authorities to meet, to discuss and draw up plans for immediate betterment of living conditions of workers.

MODEL HEALTH LEGISLATION

A Committee has been named by the Executive Committee of the American Public Health Association to prepare general standards for model health legislation which will play in health work in the future much the same part that the model housing law has played in housing work. The Committee is composed of Dr. W. C. Woodward, Dr. C. V. Chapin, Dr. W. C. Rankin, Dr. H. B. Hemenway, Dr. Carl E. McCombs, Mr. C. E. Turner and a representative from the U. S. Public Health Service. The Secretary is J. A. Tobey.

OVERCROWDING IN WALES

Census statistics showing the number and proportion of the population living in conditions of overcrowding (more than 2 in a room) in England and Wales, in Durham, Northumberland, Yorkshire, Glamorganshire, and Staffordshire and in certain colliery districts are as follows:

	No. of persons living more than 2 in a room	Proportion p. c. of such persons to total pop.
England and Wales	3,139,472	9.1
Coalmining counties excluding county boroughs:		
Durham -----	259,633	28.5
Northumberland -----	104,306	28.7
Yorkshire -----	158,354	10.2

Lancashire -----	105,960	6.3
Glamorganshire -----	37,799	5.2
Staffordshire -----	62,585	8.7
Colliery Districts:		
Annfield Plain (Durham) -----	6,795	41.4
Leadgate (Durham) -----	2,175	43.6
Ashington (Northumberland) -----	7,897	32.2
Featherstone (Yorkshire) -----	2,421	17.1
Normanton (Yorkshire) -----	2,016	13.5
Skelmersdale (Lancashire) -----	1,143	16.8
Heanor (Derby) -----	788	4.0
Phondda (S. Wales) -----	8,533	5.6

It is said that a larger proportion of the mining population lives in two or three room tenements than is the case in other districts of England; that the number of persons per tenement or private dwelling is higher than in other parts of the country and that the overcrowding of these tenements is excessive. Even in England and Wales where the housing conditions are acknowledged to be better than in Scotland, one in every 10 persons is living under conditions of overcrowding, but in certain mining villages of Durham this is true of four out of every 10 persons.

A writer in the London Times of April 18 says that while possibly it would be an exaggeration to say that the housing problem is more acute in South Wales than it is in any other part of the United Kingdom, it is certainly very acute. Five years ago it was estimated that 25,000 houses were required to meet the needs of the district; at the present time 100,000 would be nearer the right figure. No town or village in the whole of South Wales is without its housing problem and much sympathy is expressed for the returned soldiers who have come back from the war to find themselves homeless.

"For ugly examples of town planning," the writer continues in his denunciation of conditions, "one has to go to the colliery town of South Wales. Nowhere do people live in more depressing surroundings, not even in the back-to-back areas of some of the Yorkshire manufacturing towns. In Pontypool, for instance, there are streets where the womenfolk have to dry their clothes on washing day on lines stretched across the narrow roadway from one house to another. But for positively appalling

housing conditions one has to visit Dowlais. Here everything is squalid to such a degree that throughout South Wales "Dismal Dowlais" is a byword.

"Another foul spot is Pontlottyn, a town of about 5,000 inhabitants, where, in the interest of the national health, whole streets ought to be demolished. Many hundreds of people in Pontlottyn live in houses which are a menace to the public health. Most of these houses were built a hundred years ago, and not only are they miserably small, but many are back-to-back. Some are below ground level and all are structurally insanitary.

"There has been no artistic conception in the planning of any of the Welsh colliery towns, which are invariably a joyless desert of bricks and mortar.

"On her Monmouthshire estate Lady Rhondda is proposing to build houses designed by herself, and nearly every public body in South Wales has a housing scheme in hand. The progress made, however, is much too slow."

HOUSING AND THE LABOR CAMPS IN CALIFORNIA

"In the last five years living conditions in the California Labor Camps have been revolutionized and during these years no serious labor disturbances have taken place in California." This sentence is the key note of the 1919 Annual Report of the Commission of Immigration and Housing of California so far as its work with the Labor Camps is concerned. The Labor Camp inspection division has been able to effect marked improvements through educational measures. "We talk and work and fight and plead, and only as the last resort do we use the law," says one of its inspectors describing the methods used by the Commission. In the beginning of the Commission's work it was impossible to get the co-operation of many of the camp operators, who felt that their workmen neither deserved or appreciated proper living conditions. Slowly the camp operator has become converted to the Commission's point of view. Five years ago *one bath* was found in all the labor camps visited. Today practically every camp in the State is equipped with bathing facilities. Operators of mines have been ready to make improvements. Even in the State's farm-labor camps improvements have been made, although these latter camps constitute a particularly difficult problem.

The Commission has now worked out definite plans for the use of camp superintendents, showing how camps can be made habitable and brought up to a standard at a minimum expense. A revised pamphlet containing the latest results of the Commission's study of this problem and its newest plans is now nearing completion.

"Requests are being received from every state in the Union," the Commission states, for information on this phase of their work. Perhaps the most significant note in the report is the emphasis upon the relation between the sanitary labor camp conditions and the absence of labor disturbances. "While other states are experiencing labor disturbances brought about by unlivable conditions," says the report, "it is significant that but one minor instance of labor trouble on account of unsanitary conditions was reported in California." That the work of the Commission is appreciated by camp superintendents is attested by letters from many camp superintendents, excerpts of which are printed in the report.

HOUSING

It has not been an easy task to wake up the cities of California to the need of decent housing conditions. It was necessary to educate city officials and the public itself from the ground up. To bring about an awakening to their housing needs a Housing Institute, consisting of representatives of fourteen of the largest cities of California was called in 1915, as a result of which new laws were drafted covering hotels, tenements and single dwellings, the law referring to the latter, however, being only a skeleton, paving the way for an effective law later. These proposed laws were passed by the Legislature in 1917. The Commission believes its hotel law to be the most comprehensive in the United States. These new laws apply only to incorporated cities and towns, although it is hoped later to have rural sections come within the law.

The Commission has been co-operating actively with city officials helping them to inspect their conditions and to enforce the law. The Commission is being constantly asked by cities to make surveys and assist them in improving their conditions. The Commission has come to feel that education must play a very

e part in the improvement of conditions—education of landlords, tenants and the public. Three of the Commission's pamphlets

An A-B-C of Housing

A Plan for a Housing Survey

A State Housing Manual (which contains the State Housing Laws)

can be had upon application. Address the Commission of Immigration and Housing of California, 525 Market Street, San Francisco, California.

Bleecker Marquette.

GARDEN SUBURBS FOR ENGLISH CITY

For several years before the war building operations in Bristol England, were inadequate to the city's needs, and since the war they have ceased altogether because of the lack of labor and materials. The Medical Officer of Health of this city estimated recently that there are 586 condemned houses in Bristol in occupation, 2,000 houses in occupation which should be condemned, and over 5,000 in occupation which are unfit for habitation. It is thought that there will be at least 3,000 houses required by returning soldiers as represented by military marriages up to 1917, and that the minimum number of houses required for the actual needs of the present population is 2,000. The Health Officer believes that a total of 7,250 houses will be required within the next five years. The section of the city inhabited by working people is made up principally of small residences of six rooms—three bedrooms, a parlor, a kitchen and a scullery—and the rents vary from \$1.35 to \$1.85 a week. Few of the houses in these districts are owned by the occupants. So great is the congestion that none are every empty.

The City of Bristol, carrying out the growing Government policy to favor the provision of houses for working people by the local authorities or by public utility companies instead of by private enterprise, is arranging to purchase 700 acres of land at a cost of \$725,000 which is to be laid out in Garden Suburbs. Further important purchases are likely to be made at a later date.

In this connection the city council has approved a recom-

mendation that application be made to the British Local Government Board for the sanction to erect 5,000 houses. It is proposed to develop five Garden Suburbs at suitable points in the outskirts of the city. Each house is to have adjoining it sufficient land for a garden, and the houses are to be erected not more than 12 to the acre.

For every 9 acres devoted to building it is proposed to devote one acre to open spaces which are to contain tennis courts, bowling greens and provision for other outdoor pastimes.

The houses are to be semi-detached or built in small blocks and set back from the street. In many cases the houses are to be planned in quadrangles with a view to avoiding monotony of appearance. The smallest dwelling is to contain a fairly good-sized living room, a scullery and two bedrooms, but the larger ones will have three or more bedrooms and many of them a parlor.

TOWN PLANNING INSTITUTE OF CANADA

Announcement has been made of the formation of a Canadian Town-Planning Institute, plans for which were first promulgated at the last annual meeting of the Dominion Land Surveyors when a committee composed of J. D. Craig, W. H. Norrish, F. J. Wright and H. L. Seymour was appointed to take action toward that end. Thomas Adams outlines the organization and objects of the Institute as follows:

"The main objects of the Institute will be the promotion of scientific and artistic town planning both in town and country. The three professions that are primarily interested are architects, engineers and surveyors. The organization will bring together the members of these three classes in one united group. To form an institute without a sufficient number of men presented a difficulty to those who have been studying the problem. It has been decided that the Institute for the first year will consist of probationary members only, each of whom will undertake to prepare a special thesis or to pass an examination before a board before being qualified for full membership.

"A committee of ways and means, consisting of Dr.

Deville, Surveyor-General; R. H. Millson, President of the Ottawa Chapter of Architects; and myself have been appointed to prepare a draft prospectus and to submit a list of prospective members to an early meeting. Local branches will be formed in the larger cities, one in Ottawa having already been formed.

"It is desirous to have legal and non-professional members, so the Institute will be divided into three groups—

"First, members and associate members (architects, surveyors and engineers); second, legal members; and third, honorary members and associates (non-professional class).

"I believe that the time will come in Canada when our public authorities will appoint engineers to study engineering problems, architects as members of committees for choosing sites, and surveyors will be considered fit to sit on land settlement boards."

BETTER HOMES FOR FARM LABOR IN SWEDEN

Big land owners in South Sweden have started a movement for the better housing of agricultural laborer and the Riksdag has invited the Government to take up the problem of increasing the amount of money which is legally loanable for working class housing and to promote colonization in Norrland, which is rich in metals and forests but is very thinly populated. This action is partly based on the prediction of the National Society Against Emigration that when peace reconstruction begins all the countries which have been affected directly by the war will compete to attract to themselves labor from neutral countries.

MONTREAL TAKES ADVANTAGE OF GOVERNMENT AID

In order to overcome its housing shortage the city of Montreal will accept the sum available to it from the fund of \$25,000,000 recently appropriated to housing purposes by the Dominion Government. Montreal's quota is \$4,000,000 to \$5,000,000. A plan upon which the Administrative Commission of the province has been working in order that the money may be used most effectively, contemplates the appointment

of 5 public spirited citizens who shall have charge of all housing projects. A manager will be appointed under whom plans and specifications will be prepared.

When a workman makes a request for money with which to build a home, he will have a choice of plans, providing he has not already chosen a special style of structure. After the required amount of money has been lent, the building will be inspected from time to time, so that assurance may be obtained that the specifications on which the loan was made are being carried out.

RE-HOUSING SCHEME FOR ST. LOUIS

Harland Bartholomew, Engineer of the St. Louis City Planning Commission and Franz Herding, Town Planner and Architect, have evolved an attractive model housing scheme especially designed to improve conditions in the district East of Grand Avenue—less than 40 years ago the center of the city's finest residential district but now deteriorated to a neighborhood of cheap tenements and dilapidated mansions.

A careful study of a selected area of six blocks was made and the improvement planned to fit the needs of the neighborhood. It comprises blocks of apartment houses built around hollow squares which are to be developed as interior gardens and playgrounds. The project would provide 800 four- and five-room apartments and 200 two- and three-room apartments. Each apartment would contain a well-constructed and modernly equipped bathroom, a combined living and dining room, a kitchen and bedroom. The apartments would be only two rooms deep insuring adequate light and air. A balcony or sun parlor overlooking the interior of the block also would be provided.

One of the interesting features of the scheme is that numerous community features have been provided for, so as to make of the scheme a self-contained community. These features include a hotel of 250 rooms, a Y. M. C. A. containing 50 rooms, a Y. W. C. A. containing 50 rooms, stores and offices at the more important street intersections, a theater, community house, gymnasium, swimming pool, bath house, nursery and shelters.

It is estimated that to acquire the property involved would cost approximately \$1,500,000. At the present cost of building materials it is estimated that the entire community planned could be built for \$2,660,000, of which sum \$2,100,000 would be for the houses and heating plant and \$560,000 for other buildings.

TORONTO APPOINTS HOUSING COMMISSION

In an interview H. H. Williams, one of the members of Toronto's new Permanent Housing Commission, gave his interpretation of the proposed procedure of the Commission as follows:

1. Houses will be built to sell, not to rent.
2. The Commission itself will not build the houses, but an incorporated company will be formed.
3. Stock in the new company will not be confined to a few holders. The amount of \$150,000, which is required if the Government accepts bonds for the remaining \$850,000 is easily in sight, and the Commission will go right ahead.
4. The Commission likely will start with 100 houses and end with 300.
5. The houses will not all be built in one place, but in different parts of the city so that people of every section will have a chance to buy.
6. The semi-detached type probably will find favor and Mr. Williams has in mind a 25-foot lot for each.
7. The cost to the buyer will be \$3,000.
8. The city has offered its own vacant lands to the Commission for consideration as sites for houses.
9. The exteriors of the houses will differ in appearance.

RENT PROFITEERING IN NEW JERSEY

Appeals for a special session of the New Jersey Legislature, to consider the problem of rent profiteering, have come to Governor Runyon from several counties and cities throughout the State. Specially strong demands have come from the residents of Essex County, Mayor Gillen of Newark, and Director of Revenue and Finance, J. F. Gannon, Jr., of Jersey City.

The new Governor admits the problem is serious, especially in the congested sections of New Jersey and he has taken it up with determination to map out a definite program at an early date. Whether he will call a special session is not yet certain, but all who have lately conferred with him believe that he will not remain idle in the face of the many appeals for action.

Even before the new Governor came into office, the Rent Payers' Association of Essex County had appealed to Ex-Governor Edge to convene the New Jersey Legislature in special session in order that legislation might be effected to validate municipal ownership and operation of homes. Proposals have come from other sections of the State suggesting that both the State and municipalities engage in home building projects.

A NEW CANADIAN GARDEN SUBURB

Ground has been broken on a Garden Suburb development near Vancouver, B. C., a project of the Taylor Engineering Co. It will be a more or less high class residential development known as Shaughnessy Park in which the houses will range in price from \$5,900 to \$6,800, and will be available on easy terms. Only a limited number of houses—all Dutch Colonial and English houses of 6 and 7 rooms—will be built this year, but the suburb eventually will cover 53 acres. The lots will average in area about $1/5$ of an acre and none will have a frontage of less than 70 feet. The entire development will be landscaped and all streets will be paved and boulevarded and ornamental shade trees and shrubs will be planted on each property.

The whole work will be carried on on the principle that the purchaser will be able to secure a home at the actual cost of the development plus a small engineering fee. No speculative profits of any kind will be provided for, and included in the cost will be the services of an expert gardener who for one year from the date the houses are completed will be responsible for the upkeep of boulevards and shrubs.

THE ALAMEDA ZONING ORDINANCE

One of the most completely worked out and comprehensive

zoning ordinances so far adopted in the United States was passed by the Alameda City Council in February on recommendation of the Advisory City Planning Commission. Alameda is a city of 35,000 population with about 4 miles of industrial water front along the north side of the city and recreation beaches on the south side, the main portion of the city being an island, while an undeveloped area of several square miles of farm land lies on a second island to the southeast.

After a year's careful study of the tendencies of growth in all parts of the city and the preparation of Use of Property and Heights of Buildings maps, the city's consultant on City Planning, Charles H. Cheney, held neighborhood meetings and conferences in each of the principal districts and centers of the city—some 40 conferences in all being held—at which agreements were obtained as to what protection would be for the best interests of the property owners in each neighborhood. These neighborhood agreements were then combined in a general zoning plan and the whole put up for public hearings as the preliminary form for the zoning regulations. So well had the preliminary work of education been done, however, that there were practically no objections to the ordinance either at this time or at the later hearings when it was introduced before the City Council.

The ordinance combines features of the Los Angeles, New York and St. Louis ordinances and is similar to that adopted in Palo Alto (population 6,000) in August 1918 and to the proposed Berkeley and Fresno ordinances. It applies to new buildings only, existing buildings and uses of property not being affected even though they fall outside the respective zones proper for them.

The city is divided into the following classes of residence, business and industrial use districts:

Class I—Single family dwellings.

Class II—Dwellings, flats, clubs, railroad shelter stations, apartment houses, hotels without stores.

Class III—Retail business, trades and professions, including residences of Classes I and II.

Class IV—Schools, public and semi-public buildings,

churches, playgrounds, green-houses and parks, including residences of Class I.

Class V—Public garage, dyeing and cleaning, wholesale business, bath houses, amusement parks, oil stations, and feed business, including residence and business uses of Classes I, II, III and IV.

Class VI—Hospitals, sanitariums, charitable institutions, including residences of Classes I and II.

Class VII—Factories not obnoxious, warehouses, including any business use but excluding new residences of any kind.

Class VIII—Obnoxious and odor-producing factories, including any business use but excluding new residences of any kind.

GARDEN SUBURB FOR LEXINGTON

Plans and engineering layouts are being drawn up for the first Garden Suburb project launched in Boston for the man of moderate means. The New England Town Planning and Construction Company it is reported will be the builders while the Suburban Land Company will have charge of the land operations. John J. Smith and John C. Spofford are the architects and construction engineers. The village will be located at Lexington, Mass., near the Arlington line.

The erection of 300 houses, to be put up in blocks of 100 at a time is contemplated so as to reduce construction costs to the lowest possible figures. Starting at a given point on Massachusetts Avenue, a house will be built on every lot on both sides of the street. Streets will be filled where required with excavated material, so that lots and streets will be graded with the same operation.

Masons will lay foundations of stone concrete units previously prepared on the premises and will build the outside walls of cement stone units and cement face brick—also made on the premises—of various textures and colors arranged to make a harmonious blending. A portable mill equipped with power saws will supply the carpenters with material cut to length and ready for nailing into place, thus avoiding waste in both labor and materials. Roofers will follow up, putting on cement red tile roofing made on the premises.

It is proposed to form The Lexington Garden City Housing Club whose members will comprise the purchasers of the properties. Garden City Housing bonds will be issued to 70 per cent of the value of the property and sold to investors with interest at 6%.

WHY ONTARIO HAS BECOME A LANDLORD

For good or ill, certainly with sufficient precedent, Ontario has decided to intervene on behalf of those for whom private enterprise has failed to provide proper shelter. The Dwellings Act of 1919, following the Housing Accommodation Act of 1913, commits the Province to an advanced policy. Evidently it was needed. At the time of writing 48 municipalities have availed themselves of its terms.

In Canada under our federal system, we always have the difficulty of determining who is the State, whether the responsibility rests with the federal, the provincial or the municipal authorities. In this case representations were made to Sir William Hearst, the Prime Minister of Ontario, by members of 4 organizations—the Great War Veterans' Association, the Toronto Board of Trade, the Canadian Manufacturers' Association and Organized Labor. The Prime Minister did not seek to evade the issue. On June 7th, 1918, the Ontario Housing Committee was appointed "to enquire into and report upon the housing situation and to make such suggestions and recommendations as the circumstances may admit and the said committee may deem proper."

The Veterans had been the first to move in the matter. While overseas many of them had left their families with relatives. On their return they wish to find homes for themselves but are unable to do so. Venus and Mars are traditionally friendly. In Toronto in 1916 and 1917 the number of marriages was 10,945 while only 1,551 new dwellings were erected. Overseas marriages were being contracted at the rate of 1,000 a month. The wastage in houses—those becoming uninhabitable through old age—was not being met by fresh building. The Veterans, in difficulties themselves foresaw grave troubles facing their comrades on demobilization. Besides they had all seen something of the attractive develop-

ments built by State aid or company or cooperative enterprise at Hampstead or Letchworth or Bournville or some other of the scores of English garden suburbs or villages, and they were asking why Canada could not show something of a similar nature.

Employers and employees were also coming to realize the effect on industry of lack of proper housing accommodation situated conveniently to factory and shop. During the war economy of energy became a matter of more general and serious concern. France and Great Britain and the United States were all engaged in war housing.

Something of the conditions under which workmen were living may be inferred from the results of an investigation conducted during the summer of 1918. The investigation disclosed the fact that in war time Toronto had ceased to be a city of homes. A survey of 13,574 houses in 14 representative districts revealed the fact that only 4,835 or 36% were occupied by single families without lodgers; 36% contained 2 or more families, with or without lodgers, while 26% contained lodgers in addition to the family occupying the house. All these houses had been built to accommodate single families. Of the total number 1,538 were described as dilapidated and unfit for habitation. Quite apart from their social bearing, such conditions clearly stood in the way of industrial efficiency.

On July 17th, the Prime Minister made his first announcement of policy. Without seeking to determine whether the responsibility was federal, provincial or municipal, but believing that the difficulty was largely financial, he offered to lend to the municipalities \$2,000,000 at 5% interest for approved houses of inexpensive type. The letter in which the announcement was made will stand as the first public document in Canada in which a Government definitely committed itself to constructive measures in respect of housing as distinct from merely restrictive legislation.

On December 3d the Federal Government took action. The generous sum of \$25,000,000 was made available for housing loans to the Provinces and in turn through the Provincial Governments to the municipalities.

In Ontario, Mr. J. A. Ellis, formerly in turn Assessor and

Mayor and member of the Provincial Parliament for Ottawa, was given the responsible work of drafting and administering the provincial housing legislation. The Bill was given its first reading on Feb. 26th and, with some slight amendments, passed its third reading on March 17th, 1919. It is formally known as An Act to Provide for the Erection of Dwelling Houses.

The Act seeks to improve the character of building in small houses. The plans of the houses and the plotting of the houses on the land must be improved. The standards as to size of rooms, materials used in construction, light ventilation and sanitary conveniences which were worked out by the Ontario Housing Committee assisted by a committee of architects and representative women, have been accepted as setting the minimum requirements of health, comfort and convenience.

Emphasis is laid on purchase rather than rental. The houses are to be sold on a monthly payment plan. The limit for the return of the loan is 20 years and in that time a \$3,000 house is purchasable with a payment for principal and interest of about \$20 a month, exclusive of taxes and insurance.

The Act encourages large developments. While individual lot owners may secure loans to build approved houses on their property, the provisions of the Act make it probable that the greater part of the building will be carried on directly by municipal commissions or by housing companies. Their policy naturally would be to acquire a considerable area and build a large number of houses. In this way it is possible to secure considerable economies in building and the best results in the planning and general attractiveness of the development.

The housing problem is intimately connected with the land problem. One of the clauses of the Act presents municipal commissions or housing companies with a barbed weapon for use against holders of idle land. With the approval of the provincial authority they may expropriate land for housing. A privilege hitherto granted to railroad companies or to municipalities for securing right of way is thus made available for the building of homes for the people. The application of the power of expropriation is summary enough. An arbitrator or board of arbitrators ap-

pointed by the provincial government determines the compensation after a hearing of which seven days' notice is given to those interested in the land. The price to be paid for the land is its fair market value. This drastic provision undoubtedly will prove useful where a municipality finds it impossible to secure sufficient land at reasonable prices. Its application undoubtedly will prove useful where a municipality finds it impossible to secure sufficient land at reasonable prices. Its application will undoubtedly be quite exceptional; in fact its presence in the Statutes may serve to make its application unnecessary.

Fundamental to the Ontario Act is the principle that municipalities have a large or even a main interest and responsibility in housing. The Government advances funds in return for which it exercises a certain supervision; but the municipality through the powers delegated by its council to the commission selects the land, builds the houses, sells them, collects payments on account of principal and interest and sanctions any transfer of property.

C. B. Sissons,
Secretary, Ontario Housing Committee.

BANK ENCOURAGES HOME BUILDERS

The Bridgeport Savings Bank has always had as one of its prime objects the assistance of home building and home builders, and as its "bit" in the peace-time readjustment of conditions in Bridgeport has set aside a fund of \$500,000 which it will offer on first mortgages to prospective home builders. Moreover, it has had prepared by one of the leading architects in the city plans and specifications for five different kinds of houses on which it will procure from responsible contractors estimates covering construction of the house, fences, grading, sidewalks, seeding and planting. If desired the bank will provide supervision of construction and will pay all the bills, thus relieving the prospective owner of the many details that frequently deter people from building.

LANDLADIES ORGANIZE

Probably the first and certainly the largest organization of landladies was effected recently in Boston when 600 women

interested in South End lodging houses met in the Franklin Square House at the call of the Landladies' Benefit Association and the South End Improvement Society. The purpose of the organization is to formulate and enforce certain standards which will enable the women to increase their rents proportionately to the increases in the price of coal, laundry work, bed linen and other necessities.

It is said that of the 5,000 lodging houses in the city of Boston, 3,200 are located in this district. A Committee appointed by the organization has recommended an increase of 50 cents a week for square rooms, 25 cents for side rooms and that no room rent for less than \$2 per week. While a fair increase in rents is one of the purposes of the organization, it is also pledged to discourage profiteering.

HOUSING LEAGUE EXPEDITES LEGAL ACTION

William B. Devou, said to be the largest slum owner in Cincinnati, succeeded recently in getting from the Court of Insolvency an injunction restraining the Building Commissioner from vacating certain of his tenements. The Building Commissioner then proceeded to vacate 50 other tenements owned by Devou whereupon Devou secured from the same court a blanket injunction prohibiting the Building Commissioner from interfering in any way with any of his tenement property.

The City Solicitor entered a demurrer, alleging that the Court of Insolvency does not have jurisdiction in the matter.

The Judge in question was a candidate for re-election and held up his decision for more than two months. Fearing that the decision might be held up until after election the Better Housing League brought the matter to his attention and secured a decision four days before election. The case now goes to the Court of Appeals and there is every reason to believe that the city department will be upheld and the injunction rendered invalid.

Had Mr. Devou been successful in keeping tied the hands of the Building Commissioner and incidentally those of the Health Commissioner the effect on tenement improvement in Cincinnati would have been serious, for other owners would

have followed his precedent, thus depriving the city departments of their only really effective weapon.

EDUCATING A CITY TO A CITY PLAN

The City Planning Commission of Johnstown, Pa., has completed for the city a Comprehensive Plan. Realizing, however, that even the most perfect plan will remain nothing but a paper plan until public opinion demands its execution, an excellent set of slides, photographs and maps showing present conditions and proposed improvements has been prepared and arrangements are being completed to show these in all parts of the city and to have them accompanied by a competent lecturer who will interpret them to the layman in such a way as to bring him to realize that city planning is something which is closely tied up with his own welfare.

THE JANESVILLE PLAN

Making a city ready to absorb an increase of population from 300 to 400% in a period of a few years is a difficult task at best, but when that particular city has a population of only 14,000 persons with no general provision for development, no prepared plan, the task becomes most difficult.

Because of the locating in Janesville of the Samson Tractor Company, a unit of the General Motors Corporation, the city found it necessary to take an inventory of itself, the result showing that it was wholly unprepared to meet the development thrust upon it—an increase in population from 14,000 to approximately 50,000 in five years.

The Chamber of Commerce, sensing the situation, immediately began a study which resulted in the Janesville Housing plan. The plan was completed on September 24, 1918, and its construction has not been altered since. However, for various reasons, the most important of which was to determine the soundness and stability of the plan, it was not submitted to the personnel of the Chamber until November, when it was approved in its entirety.

The specific purposes set forth as being considered fundamental reasons for offering the plan for the consideration of the Chamber and the citizens at large were:

1. To provide substantial and attractive homes for the working people upon such terms as will enable them to live comfortably at moderate cost.

2. To create a means by which established manufacturing concerns can be aided in increasing their force in that housing will be provided for such increase.

3. To encourage and foster land and building improvements of such character as will cause rapid and substantial growth of the city.

The study made by the Chamber of Commerce revealed that the supply of houses for those desiring to pay from \$3,500 upwards would be met by local contractors and private capital but that the great demand would be for houses costing less than \$3,000; particularly would there be a demand for the type of dwelling to meet the requirements of the labouring class. The study embraced a comprehensive study of local economics. The problem was to find an efficient means for creating an organization that would conserve fully the interest of the workman and his family, rendering him the utmost in house value possible to purchase.

The outcome was the Janesville Housing Corporation with a capital stock of \$300,000.

The plan as developed was submitted to W. C. Durant, President of the General Motors Corporation. Following his review he said he would subscribe \$100,000 to an organization built upon this plan and Janesville immediately bestirred itself to raise the remainder of the capital stock.

Through a committee of the Chamber of Commerce a quiet campaign was put on to obtain funds following which an intensive drive was made for three days with a committee of 46, which secured the necessary quota. Forthwith came a check from Mr. Durant for \$100,000. The stock of the corporation was subscribed to by 340 citizens.

On March 19 the stockholders met and elected their Board of Directors. On March 22 the Directors named their officers, and on March 26 a firm of architects was engaged to prepare immediately plans and specifications for the first unit of 50 houses.

The realization of the plan was possible because of the splendid co-operation accorded by the Committee composed

of the members of the Chamber and the newspapers of the city. What was said to be in the beginning an impossible task was brought to a conclusion in a highly satisfactory manner, and to Janesville as a result have come inquiries from all over the United States for copies of the plan. From a commonplace community Janesville suddenly found itself prominent as an enterprising city preparing to take its place in the ranks of industrial endeavor.

A committee known as the Personnel Committee was appointed the purpose of which is to inspire a sense of civic duty so that idle land may be procured at fair prices, the thought being to build within the city rather than without.

In order that the development of the city may be sound and carried on along constructive lines looking toward the future, it was determined that Janesville should have a city plan. The services of John Nolen, city planner, were engaged to prepare a comprehensive city plan and zoning law, the Chamber underwriting the cost of the plan.

FRANK J. GREEN, *Manager*,
Janesville Chamber of Commerce.

HOW SEATTLE BUILT 2000 HOUSES

In the latter part of July, 1918, the housing shortage in Seattle, Washington, became acute from the same causes which affected the housing conditions in every industrial city in the United States, but Seattle solved its problem more simply and probably with greater success than any other city in the country. Just how it did so is outlined as follows by the Assistant Secretary of the Seattle Chamber of Commerce:

"It was felt that some means must be found to provide additional accommodations. Accordingly our War Board held a conference and appointed one of our public-spirited citizens, J. F. Douglas, Chairman of a Committee to conduct a campaign which would encourage house building. Mr. Douglas' company—the Metropolitan Building Company—provided the entire ground floor space of one of its large office buildings as a headquarters and a group of men with special knowledge was gathered together and the name 'More Homes Bureau' chosen.

"The problem which we proposed to solve was based on a

survey we had made showing the probable additional population we could expect by January 1, 1919. From this survey we decided that we should aim at the building of 5,000 houses.

"About the 15th of August we began our publicity using as a slogan 'Build a House.' We decided to try three distinct methods:

- "1. To organize a building corporation with a capital of \$500,000 or more which would be used to buy lots and build houses on them for sale.
- "2. To organize a Second Mortgage Company, as there was none in the city at that time which would lend reasonable sums on second mortgage, especially to persons building their own homes. The theory was that the amounts should be limited to approximately \$500, payment to be made in monthly installments.
- "3. To organize a popular campaign to pledge property owners and business men, whether they were property owners or not, to build one or more houses as a civic duty.

"The first plan was turned over to six of our most prominent real estate firms, who, after about two weeks' work, gave up as they could not secure sufficient financial backing.

"The Second Mortgage Company was financed with comparative ease. The capital decided on was \$200,000 and this was subscribed by October. In the meantime, it was necessary to get a permit from the Capital Issues Committee for the sale of the stock, hence the Company was not actually organized until just a few days before the armistice was signed.

"The third plan, which was the basis of our publicity campaign was handled just as patriotic drives have been handled here. Lists of persons were compiled from the usual sources, including the commercial agencies, County Assessors' records, our own membership lists and others. From these lists we secured the name of every property owner owning five or more vacant lots within the city limits, every person having a real property value of \$20,000 or over and a great many men of no large financial responsibility, but who, it was thought, might be able to build homes for themselves.

"From these sources we compiled a list of about 3,000 prospects. The names and addresses were transferred to pledge blanks and starting September 3 we put 450 business men into the field as canvassers to secure signed pledges. When the campaign, which lasted five days, was finished, we had pledges for 3,650 houses or their equivalent in apartments mostly secured from business men who agreed to build largely as a civic duty and without particular hope of profit.

"In the meantime a comprehensive Bureau organization had been perfected and hundreds, if not thousands, of people who had become interested by our publicity had visited the Bureau offices to inspect the plans and to obtain information as to how to build.

"We termed the More Homes Bureau a Home-Building Department Store, as we aimed to gather in the one place all the information any person needed to work out definite plans for starting building.

"Simultaneously, almost at the beginning of our campaign, Government restrictions on home building became more stringent. Our first serious difficulty was inability to obtain plumbing and hardware materials; then the State Council of Defense was given specific authority over building. Later on the Capital Issues Committee made certain rules with reference to building loans, which, if allowed to operate here, would have stopped all building.

"Practically any one of the conditions mentioned would have completely stopped building on September 1.

"With a definite organization like our own, however, to take up these matters with the Federal Government and make proper adjustments, building increased very rapidly and on November 1 we felt that the Bureau had been directly responsible for the building of not less than 2,000 houses."

CHEAPER HOMES FOR PITTSBURGH

"The greatest need of Pittsburgh and of the Nation as well," writes a Pittsburgh business man in the Monthly Bulletin of the Civic Club of Allegheny County, "is homes." If a magician could create over night 5,000 new houses in Pittsburgh they would all be taken up immediately.

"The need of the people for homes and of labor for the work of building them is immediate and imperative. Present rents are a crushing burden for busy men and idle men can pay no rent.

"The joint meeting recently of the Pittsburgh Council, the Building Code Commission, architects, contractors and building trades developed no ideas that would lower the cost of building a \$3,000 house even \$100. There is no way open to reduce the cost of homes except to reduce the cost of land and that can be done only through taxation.

"The Pittsburgh Graded Tax Law under which 1919 millage on city land is 15.70 and on houses 10.99 is a step in the right direction but too slow, as it only reduces millage on houses 10% every 3 years until that millage is 50% of millage on land. If that law were amended by the present legislature to reduce the building millage 10% a year until the building millage was 10% of that on land, lower land prices would result immediately as land owners would realize that a constantly increasing tax on land would be too burdensome to stand and they would immediately rush to sell or improve their holdings. The speculative values must be taken out of land if we are to have homes for our people at reasonable prices and if we are to provide the work now so much needed for our idle workers."

MODEL HOUSES IN MINNEAPOLIS

Two blocks of lots on opposite sides of the street somewhere in Minneapolis are being sought by the Home Planning Committee of the Minneapolis Real Estate Board on each of which it is planned to build three model low-priced houses for workmen.

This is the first step in the realization of the "home building dispensary" planned for Minneapolis. The Board and the Minneapolis Chapter of the American Institute of Architects worked out the idea shortly before the end of the war. The lots must not cost more than \$300 to \$400 according to H. U. Nelson, Secretary of the Board, and they must be supplied with city water. The houses must not have more than 5 rooms, and it is planned to have them cost \$1,500 to \$2,500.

Architects are working on the plans and actual building will be begun shortly. All space-saving devices will be used. When the buildings are completed landscape architects will beautify the lots. Forty plans are being prepared by the Chapter.

BUILDING COSTS AFTER THE CIVIL WAR

Apropos of the prospect of a lowering of building costs in the immediate future, the United States Department of Labor, without attempt at prophecy, has published a summary of a study of building costs during the Civil War and its reconstruction period. The Department also compares conditions then with those to-day and finds that "in both wars building materials rose in price, but they did not at either time reach a level as high as the price levels of other commodities". When the end of the Civil War came in sight there was a sharp price recession, but the fall in the price of building materials was less than in the case of other commodities. "Whereas commodities in general dropped 27%, building materials dropped only 14½%." The recovery later in the year—1865—was marked, building materials returning to their high level. Prices then continued high and "it was 13 years before prices returned to the pre-war level".

HOUSING AND TUBERCULOSIS

The State Board of Health of Massachusetts recently issued an important document as the result of an investigation as to the cause of tuberculosis in textile factories.

The factories are given a clean bill of health and the blame is placed squarely upon bad housing. The lack of light and air are named as the main defects in housing conditions in textile towns.

One paper in Lowell, Massachusetts, commenting editorially upon the document, says, referring to housing conditions:

"It is a problem for local authorities, and it will require the establishment of certain standards by which a family can tell whether any given tenement meets with the conditions laid down by the Board of Health. It is a matter of umost im-

portance, as immigrants coming from countries in which they lived mostly in the open, soon succumb. It is all up to the local boards of health to make rules and then enforce them against unfit tenements”.

THE HOUSING WORK OF THE U. S. DEPARTMENT OF LABOR

The Bureau of Industrial Housing and Transportation and the U. S. Housing Corporation of the Department of Labor have issued a complete joint report of their activities since their organization in February and July, respectively, of last year. While the work of both organizations has been more or less completely reviewed in previous issues of *Housing Betterment*, a summary of the official report is not out of place.

The Bureau of Industrial Housing and Transportation was established as a war emergency measure to provide houses for workers engaged upon Government contracts. Such contracts had been placed for munitions and ships in various cities in which the population was already congested, and skilled workers could not be secured or sufficient quantities of materials produced unless houses were built.

Though the Bureau was established in February 1918, funds were not available for its use in the construction of houses until July, 1918. In that month the U. S. Housing Corporation was established to facilitate the construction of houses. Investigations were made in more than 100 American cities and plans were drawn for houses in 90 cities.

In addition the Bureau through its Homes Registration Division made vacancy canvasses and established branch offices of the U. S. Homes Registration Service in more than 100 cities, in order to utilize and improve to the utmost all existing housing accommodation. Through the Transportation Division arrangements were made through loans and rearrangement of train schedules to utilize to the maximum all available housing in suburbs, special trains being run to accommodate the workers on Government contracts, special fares where necessary, being arranged for.

The types of houses constructed vary according to the needs of the locality and the type of labor to be housed.

Temporary construction was, of course, necessary in places where industry would not continue after the war. In permanent communities it was more advantageous to construct permanent houses, so located that they would be readily saleable after the war.

Dormitories for 1,800 women workers, known as Residence Halls, were constructed in Washington, with cafeteria, a central auditorium and small recreation halls in each unit, and other features which would tend to make these wholesome and pleasing places of residence. Temporary dormitories were constructed at several of the local plants. In all cases the desires of the workmen and their wives were carefully canvassed and an attempt made to build houses which conformed to their desires, providing these did not depart widely from the prevailing types of houses with which workingmen are familiar. Standard house plans, specifications and rules for architects, town planners and engineers were drawn up.

Though plans were drawn to house approximately 25,000 families and 13,000 single workers, the Armistice made possible the cancellation or curtailment of most of the contracts, so that houses or apartments are actually being built for 6,148 families, and dormitories for 4,932 men and 3,375 women. The projects of the U. S. Housing Corporation are located in 26 different cities: Two on the Pacific Coast—Bremerton and Vallejo—to house employees of Navy Yards; others in the Central States at Rock Island, Illinois; Alliance and Niles, Ohio and Hammond, Indiana; others in Eastern States at Bath, Maine; Quincy, Mass.; Newport, R. I.; Bridgeport, New London and Waterbury, Conn.; Watertown and Niagara Falls, N. Y.; New Brunswick, N. J.; Erie and Philadelphia, Pa.; Aberdeen and Indian Head, Maryland; Portsmouth, Va.; Charleston, West Virginia, to house employees of Arsenal, Proving Grounds, Navy Yards, and workmen engaged on a variety of government contracts.

The 6,148 houses built by the U. S. Housing Corporation will provide excellent homes for over 30,000 people and the dormitories will provide for 8,000 more. As the Homes Registration Service has found suitable homes for over 50,000 persons, and as the Transportation Division has made it possible for war industries to use more than 8,000 workers who live

outside of the city in which they work, it may be said that approximately 100,000 persons will have been housed by the U. S. Housing Corporation during the first year of its existence.

Stress has been laid upon economy, so far as economy has been consistent with prompt meeting of an emergency need. But stress has also been laid upon quality in housing, because efficiency, contentedness and good citizenship are dependent upon wholesome living conditions.

The houses built by the U. S. Housing Corporation are being rented for the present in view of the uncertainty as to the trend of real estate values, but it is expected that when conditions become stabilized they will be sold to their occupants or other intending home owners at a fair appraised value and on reasonable terms.

A report is now being prepared by the U. S. Housing Corporation which will include plans, elevations and descriptions of all standard types of houses which it has designed or erected. The report will also include plans of each community and a detailed exposition of the organization, working methods and achievements of the Bureau.

A SUCCESSFUL DEVELOPMENT

The Modern Homes Company of Youngstown, O., a limited dividend company, which was organized in 1909 by a group of Youngstown business men who saw a vision of good homes at cheap rental for workingmen, has issued opportunely an attractive descriptive booklet with a complete account of the project, socially and financially.

"Through the perspective of 8 years of operating it is possible," says the introduction, "accurately to gauge the Modern Homes Company undertaking at Oak Park as a success. From the standpoint of finance the success has been mathematical. From the social viewpoint it has been magnificent.

"There are constantly 92 families living in the 92 dwelling places with a continually growing waiting list. Rents have been advanced only sufficiently to meet increasing costs of repairs and replacements. Rent loss by reason of dishon-

esty and unfortunate circumstances is less than $\frac{1}{4}$ of 1%. Perhaps the most striking proof of the impulse to greater industry, thrift and purpose which Oak Park gives is the fact that during the last 8 years 125 families have bought outright more expensive homes in higher priced localities."

The development consists of 73 detached houses, 19 flats and 2 storerooms. The 73 detached houses are built of hollow concrete tile plastered on the outside. They have slate roofs and are semi-fireproof. They consist of 4, 5 and 6 rooms and bath. Each house has hot and cold water, sink, sewer and hot air furnace. The rentals are \$17, \$18, \$20, \$23 and \$25.

The flats are built of the same materials, each apartment having 3 rooms and bath. The rentals for these are \$10.50, \$12, and \$12.50 per month.

FRENCH WRITER ON THE GARDEN VILLAGE

We are happy to see appearing among the recipients of the Fabien prize, M. Georges Benoit-Lévy, who founded 15 years ago the Association of Garden Cities of France.

This Association is too well known for it to be necessary to recall all that it has done for the orderly development of French cities, for the creation of playgrounds, for the creation of industrial Garden Villages and the establishment of new model towns.

The writings of M. Georges Benoit-Lévy have had an important part in the diffusion of these ideas. Essentially descriptive, illustrated by numerous photographs and plans, they have served to inform professionals and to win the interest of laymen.

We cite particularly "La Cité-Jardin," a volume devoted entirely to the creation of garden cities, the new English country town, the "Child of Garden Cities" contains valuable information on American School methods, school gardens, civic education, schools of garden cities and playgrounds for all ages; "*La Ville et son Image*" is a small tract, concise and complete on city sanitation and aesthetics. All these books can be obtained at 167 Rue Montmartre, Paris.

Before the Academie Française, the Academie of Political and Moral Science had already, some years ago, premiated

one of this author's works treating of "Model Factories of America".

Both in his writings and in the organization of the Exposition of Garden Cities, M. Benoit-Lévy has aided largely in making known the industrial and civic progress of the United States and Great Britain.

3,000 WOMEN DEMAND BETTER HOUSING

An organization which may be able to do much toward the maintenance of a powerful body of public opinion in favor of better housing in Minneapolis is the Minneapolis Woman's Committee of the Council of National Defense, which has become a permanent organization under the name of the Woman's Community Council. It has a ward organization of 3,000 women with block workers in every neighborhood.

Its Chairman, Mrs. A. W. Strong, who rightly believes that the organization may do very effective constructive work in housing has consulted the National Housing Association with regard to the best manner of bringing the subject forcefully to the attention of its block workers. A Housing Chairman already has been appointed in each ward to meet at stated intervals with the Executive Chairman. Local conditions have been described to them by Otto W. Davis with the aid of lantern slides.

"In studying housing conditions," says Mrs. Strong, "we felt that this work alone would justify our remaining organized. We are not hoping to accomplish big results this year, but feel that if we can arouse the women to their responsibility we shall be doing a tremendous thing.

"Our plan is to get a simple statement of housing facts as educational propaganda for our ward organization so that in doing their work throughout the city the women will understand what housing means and how bad housing can be remedied. Our organization is now taking an active part in the Clean-up Campaign which is distinctly women's work."

ZONING PROGRESS IN DETROIT

The City Plan Commission of Detroit will immediately begin the work of compiling necessary data for drafting a

tentative Zoning Ordinance. Under the direction of T. Glenn Phillips, Consultant to the City Plan Commission, maps will be prepared showing use blocks of the entire city. When the tentative draft of the proposed ordinance is completed this will be published and hearings held to give all interested an opportunity to voice objections or suggestions. It is not expected to make any use restrictions retroactive so that any present conflicting use doubtless will be secured from interference.

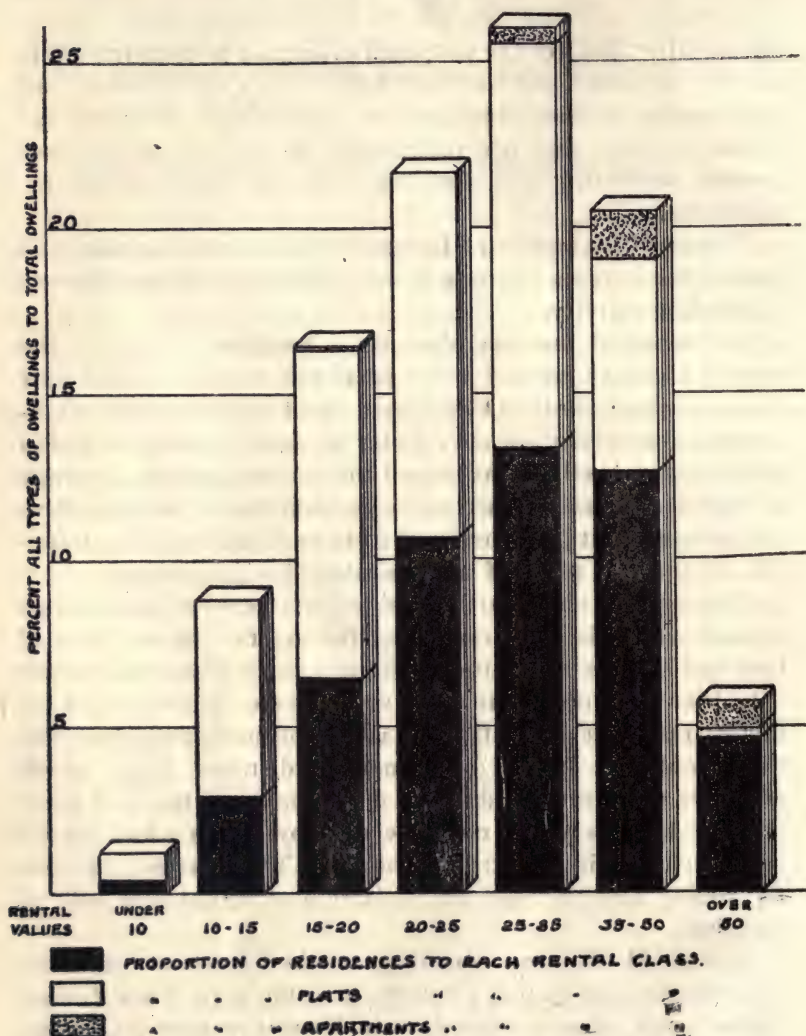
The need for zoning of Detroit as to use and occupancy of land in the various districts is being felt with the resumption of building activity.

One reported instance showing a need for zoning is the case of a garage erected a few years ago in a residential part of Grand Boulevard. At first only a gasoline station was established on a vacant corner. Later a small service shop was added to the gasoline station and this in turn grew to a garage of considerable size. Lately a large addition has been made to the garage and it has blossomed forth as a full-fledged automobile assembling plant of no inconsiderable proportions.

The present city charter adopted last year has undertaken to deal with this question of distributing the various uses of land and buildings in suitable districts and has empowered the City Plan Commission to draft an ordinance which would establish residence districts from which business and industrial uses would be barred; commercial districts from which offensive or nuisance industries might be restricted, and unrestricted districts which could be used by plants which would be unwelcome in a district of homes. The charter provision for zoning also provides for limitation of height and bulk of buildings.

Robert H. Whitten, consultant to the Cleveland City Plan Commission and former Consultant to the New York Zoning Commission, spent several days in Detroit recently in conference with members of the City Plan Commission, looking over Detroit conditions and needs and outlining plans for a zoning survey.

HOW MADISON LIVES



The accompanying cut shows graphically how the population of Madison, Wisconsin, lives. The percentages are based on a scientific survey made recently by the Wisconsin Telephone Company. It will be observed that the largest percentage of the city's population lives in houses renting for \$20 and over and only a very small percentage in houses renting for

less than \$10. Such a survey would be of value to any community as an index to its housing conditions.

CATHOLIC WAR COUNCIL AND HOUSING

Referring to bad housing as a "social condition that is a menace at once to industrial efficiency, civic health, good morals and religion," the National Catholic War Council in a recent pamphlet on "Social Reconstruction" urges that the cities of the United States benefit by the example placed before them in the Government War Housing projects.

"Housing projects for war workers which have been completed or almost completed by the Government of the United States," it says, "have cost some 40 million dollars, and are found in many cities. While the Federal Government cannot continue this work in time of peace, the example and precedent that it has set, and the experience and knowledge that it has developed, should not be forthwith neglected and lost. The great cities in which congestion and other forms of bad housing are disgracefully apparent ought to take up and continue the work, at least to such an extent as will remove the worst features of a social condition that is a menace at once to industrial efficiency, civic health, good morals and religion."

FARM LABOR ASKS FOR BETTER HOUSING

Writing for a Memphis newspaper, V. M. Carroll, Field Secretary of the Southern Alluvial Land Association, declared that better housing facilities on the farms is one of the vital weaknesses of the southern region.

"Before the days the world experienced the upheavals of the last four years," said Mr. Carroll, "one and two room cabins, with rare window, and an open-work scheme of ventilation through the rifts between logs, were satisfactory to the negroes who cultivated practically all the soil.

"Then the 'buy-a-bale' necessity of 1914, followed at short intervals by the boll weevil and the military command from Washington for the production of vast quantities of food, drove home the lessons which 20 years of pleading had failed to put over.

"Corn, legumes, hay crops, gardens and livestock took a

prominent place as real revenue-producers, instead of mere sidelines. Achievements of the farmers of the alluvial region have been placed before the farmers of the north, middle west and the west by the Southern Alluvial Land Association. The production possibilities of the region, combined with the relatively low prices of the land, have attracted them.

"They are repelled, however, by the poor housing facilities existing on many of the alluvial farms. Farm homes of the middle west and west always have been designed for habitation by the whites, and the practical farmers who want to come to the lower Mississippi Valley demand better housing than exists on many farms here. Some progressive planters have seen the light and have provided comfortable dwellings, but others still neglect this important matter.

"Another phase of the consequences of bad housing is being emphasized throughout Eastern Arkansas by H. M. Cottrell, formerly agriculturist of the Chamber of Commerce Farm Bureau and now occupying a similar capacity with the Arkansas More Profitable Farming Committee."

He points out that boys who left farms to enter the army have been educated liberally in hygiene, sanitation and the comforts accompanying modern bathing, sanitary and housing facilities. He is certain that the agricultural workers will return to the farms only to leave again as rapidly as they can get away, unless vast improvements are made immediately. He is certain likewise that the agriculture of the region will suffer an irreparable loss if this is allowed to happen.

Thousands of negroes, too, have left the region. Many went into the army. Many more went to munition and other factories. All are coming back now as rapidly as they can get here. But the farmer or planter who believes that after the luxuries to which they have been accustomed during their absence, they will be content to go back to the existence in cabins, will learn a costly lesson later.

This very housing condition has prevented the United States Employment Bureau from sending to the farms of the alluvial region thousands of jobless white men, and negroes too, for that matter, who preferred to take a chance on a bread line rather than reside in the dwellings on many farms and plantations.

Many planters and other rural employers have asked if it question frequently—"With all these idle thousands, why can't we get labor?" The housing condition provides a large part of their answer.

Vast forward strides are being made by the region in road building, progressive agriculture and schools, but the rural housing problem must not be forgotten if the alluvial empire is to prosper as it ought.

HOUSING IN THE SCHOOLS

The problem of teaching tenants to live properly in their homes, to know the value of light and air, to have proper regard for the owner's property, to understand how to utilize and not abuse sanitary conveniences and to take care of public parts of buildings used in common by several families, is one of the most perplexing problems confronting the housing worker. Much has been done in several cities by the use of the visiting housekeepers who go into the homes to teach mothers the essentials of good housekeeping. That plan has worked successfully. There is no doubt, however, that the greatest hope of teaching proper housekeeping methods lies in reaching the children through the public schools. Their minds are more plastic. They are constantly imbibing American habits and American standards of living. They naturally aspire to better things.

The Cincinnati Better Housing League has with the cordial support of the Superintendent of Public Schools put into effect a plan for teaching children the essentials of good housing. It gives promise of being entirely successful. For the present the plan is being used only in schools in tenement districts for it is felt that the greatest need is there. The plan is as follows: The Secretary gives a talk to a general assembly of the pupils of the sixth, seventh and eighth grades. The talk is brief and snappy, touching only on the simple principles that the children can grasp, urging each one to constitute himself a junior sanitary police to watch over the cleanliness of the house he lives in, emphasizing the essentials of the right kind of home. The talks are made lively and interesting by asking the children questions and getting them to tell how

they can help to keep their homes right, to prevent fires and the like. In one school at the end of the Secretary's lecture the children did the questioning. They showed that they had received intelligent instruction from their teachers by asking questions that one might well expect to hear at a housing conference. Among the questions asked were "Who pays for the work done by the Better Housing League?" "What men in Cincinnati are interested in it?" "In what country did the better housing movement start?"

At the first civic lesson following the talk in the school the eighth grade devotes the entire lesson to the study of the League's educational pamphlet, "Health, Home and Happiness." The teacher then asks the pupils to write an essay on "The Proper Care of The Home." The five best essays are selected by the teacher and sent to the Better Housing League, which awards for the best essay a certificate reading:

"This is to certify that.....submitted the best and most original essay on 'The Proper Care of The Home' in an essay competition among the members of the Civic and Vocational League Club of the.....School.

"Awarded by the Better Housing League.....date."

The first essay to be awarded the certificate, considering that it was written by an eighth grade pupil, showed a remarkably clear understanding of the subject. "Looking back," says the little girl, "we find that the more civilized and educated the people are the better the housing conditions. Therefore, we, the people of the United States should have sanitary and clean homes, especially if we wish to rank as a leading nation. . . . For it is the same with the human body as with a plant. Put it in a light, airy and clean place and it thrives, but put it in a dark, musty place and you soon have a drooping, sickly specimen. If a plant is worthy of care and attention how much more so is the growing child that will be the future citizen?"

Bleecker Marquette.

NEW INDUSTRIAL TOWNS

The work and purpose of the Committee on New Industrial Towns, an organization which has come into prominence in the United States in the past few years, is explained as follows by its Secretary, Richard S. Childs, of New York:

"This Committee organized informally in 1916 to see if it could evolve a method by which the unearned increment in the new industrial towns that are from time to time created by great corporations, could be preserved and converted into community revenue. Substantially, this would be single tax without the retroactive feature, since it would start with the raw land and exclude land speculation, instead of attacking existing accumulated increments which have become the basis of countless private investments.

"The first work of the Committee was to send Prof. Robert Murray Haig of Columbia University to Gary, Indiana to prepare a land history of that city from the time when the U. S. Steel Corporation created it fifteen years ago. In a remarkable report, Prof. Haig accounted for all the expenditures for land improvements, carrying charges etc., and demonstrated that an unearned increment of \$22,000,000 had been dissipated at random among various lucky, private owners, during the 15 years. Mr. H. S. Swan was sent to Lackawanna, New York to make a similar study of that city, with results on a smaller scale closely parallel to those disclosed in Gary. The unearned increment at Lackawanna was about \$7,000,000, the town being about one-third the size of Gary. Significant portions of the Gary Report were published in the Political Science Quarterly, in 1917 and the Lackawanna Report appears in the March issue of the National Municipal Review this year.

"In 1917 the Committee found that the U. S. Steel Corporation was preparing to erect a village of considerable size at Ojibway opposite Detroit on the Canadian side and hastened to prepare its memorandum to the U. S. Steel Corporation, proposing a scheme for opening the land to all comers on a leasing principle with 5 year term for business property and long terms for residential streets. The war came and the town was not built.

"With the advent of the Housing program of the Government, the Committee bestirred itself to devise plans whereby the new government villages could be kept intact and converted from Federal to local communal property through an amortization charge in the rent; this plan being roughly similar to the Co-partnership principle, so often used in English housing.

"There are about 12 government housing projects which are so situated as to require their own business districts, which in the opinion of the Committee, contribute to such villages the major part of the unearned increment. The Committee feels that it would be a misfortune if these towns were broken up by the sale of individual houses. At the present time real estate values are in a state of flux and Government policy seems to be in some confusion. The cost of these Government villages has been, of course, extremely high and even with a radical writing-off of war cost, it seems almost impossible to charge rent enough to make the property self-sustaining; to say nothing of amortizing the principle.

"The Committee desires to bring its facts and ideas to the attention of any large corporation that is contemplating an extensive housing project for its employees, and believes that no large project of that type should be undertaken without a full realization of what a wide-open selling off policy led to at Gary and Lackawanna. It believes that due attention to the facts which it has in its possession may yet lead to the starting of a new town or suburb on principles which will give to such towns an abnormally large public revenue. The annual value of the \$22,000,000 unearned increment at Gary at 4% is \$880,000. If only half of this sum could be by adequate foresight directed into the treasury of the future city next time, it would be a welcome addition to the normal municipal revenue, which at Gary is \$600,000.

"The members of the Committee on New Industrial Towns are: Lawson Purdy, Frederick L. Ackerman, Alexander M. Bing, Robert Murray Haig, Robert D. Kohn, Graham R. Taylor, Robert E. Simon, Herbert S. Swan, C. H. Whitaker, and Richard S. Childs. The Committee's literature has been in such demand that most of it is practically out of print and is now reserved for persons with actual problems on their hands."

THE DEVELOPMENT OF A STREET PLAN

In a recent issue of Landscape Architecture is an interesting article on "The Development of a Street Plan" by Arthur A. Shurtleff of Boston.

Mr. Shurtleff has taken up the subject in rather a unique

way, and in a frank and pleasing manner carries the reader through the various phases and steps that developed in the planning of a small subdivision, showing how the mistakes and criticism of one study after another led to improvement in the ones that followed and resulted in a scheme satisfactory to all those interested in the design of the project.

The problem was the subdivision of a tract of 20 acres to be developed by the U. S. Housing Corporation for workers in the munitions plants at Bridgeport, Connecticut. Its solution resulted in an interesting irregular plan with its main leads governed by traffic and sewer requirements, and the minor streets controlled by the question of lot depths.

The houses were designed in what is known as the group type and various small adjustments were made in the plan to adapt the street system more closely to the form of the housing. Adjustments were also made from the regular alignment of both the streets and the houses to preserve certain worthwhile trees located on the property.

In summing up the results obtained Mr. Shurtleff uses the following words: "Monotony in the appearance of the blocks has been avoided by the free use of jogs, setbacks, and variations in the height and roof arrangements. For economy, the several house units within the block are often repeated, but they are combined in so many different ways that a repetition of the standard types is not apparent. Where valuable trees can be saved by bending the lines of block frontage or by a slight bend in streets or sidewalks, these departures from uniformity have been gladly accepted. All these irregularities have slightly increased the cost of platting and of laying out work and of constructing streets and houses, but they have furnished an escape from the dreariness of the rows so prevalent in mill village gridirons."

RED CROSS VILLAGE FOR REFUGEES AT PISA

The American Red Cross Mission to Italy has planned and built just outside the city of Pisa, a village intended to house at first 2,000, and eventually 5,000, refugees from Venice and the Veneto. These refugees were driven out in consequence of the air raids during the early months of 1918.

The ground selected is along the historic walls of Pisa, and is bounded on one side by the Medican Aqueduct. It is easily accessible to a number of small manufacturing plants in Pisa, in which it was proposed that a number of the refugees should find work.

The plan as laid out by the Department, consists of 80 one-story houses, each containing from two to four apartments, built around a central "piazza" at the intersection of the main roads. Around the "piazza" are grouped various community buildings consisting of Administration building, economic kitchen, school, shop, workroom for women, laundry, and church. An infirmary is provided at the north part of the village.

The main lines of the houses run north and south in order to secure sun and air in all the living rooms. By this means were also preserved a larger number of vines in the gardens which reach between every two rows of houses. These gardens, which are irrigated and drained, were to be assigned to the various families for raising vegetables and small fruits.

As these buildings were not intended for permanent use, but only for a period of about 10 years, a type of construction was adopted half way between a temporary barrack and a masonry house.

The construction chosen is a special form of reinforced concrete, made of the so-called "lapillo" thrown out two centuries ago by Mt. Vesuvius and now covering its slopes and the plain below. This concrete is reinforced by a sort of bamboo-cane, which secures at the same time air spaces running up and down between the outer and inner layers. The roofs are red tile, laid on wooden trusses, and the floors of cement. An independent system of water supply and sewerage were laid out, and an electric light service provided.

The work was begun on May 9th, 1918. Owing to the delay, due to transport difficulties, the work was not entirely completed when in November the signing of the Armistice changed the destination of the village. The refugees returning in part to their homes, it was decided after discussion with various authorities that the Red Cross should transfer the village to the War Department of the Italian Government, which proposed using it for the housing of returning prisoners from

Austria, and probably eventually for the housing of mutilated soldiers.

Chester Aldrich,
Major, A. R. C.,
Director of Civil Affairs in Italy.

HOUSING PROGRESS IN PORTLAND, OREGON

On April 23d the Housing Code long worked for and much discussed became law in Portland, Oregon.

The code was prepared at the request of the City Commissioner of Public Works, Mr. Barbur, who realized that housing regulation was necessary, but wisely felt that strong public opinion was essential for the enactment and enforcement of a housing law. With this in mind the Portland Housing Association, a private organization which had worked several years for better housing, was asked to make a survey in order to bring the slum conditions under which people were living to the attention of the public.

A committee chosen from the Portland Chapter of the American Institute of Architects, Portland Realty Board, and Portland Housing Association was asked to draft a code in co-operation with the Building Department. This committee used the Minneapolis Housing Law and Veiller's "Model Housing Law" as a basis and after months of study the code was presented to the City Commissioners for adoption. The Housing Association spent the interval between the survey and the completion of the code in interesting public-spirited citizens. The results were most gratifying for with the support of the Visiting Nurse Association, the Society for Prevention of Tuberculosis, the American Institute of Architects, Realty Board, Federated Club, and Consumers' League, the code was passed without an opposing voice raised at the public hearing.

Portland has taken other progressive steps. Mayor George L. Baker has appointed a Housing Committee to arrange for a State Housing Conference with representatives from all parts of the state, the purpose of the conference to formulate plans for state housing legislation.

The recent State Legislature enacted a law authorizing zoning, and under this law Portland has organized district

committees to secure a zoning ordinance. A Build Your Own Home Campaign is also bringing good results and there has been an increase in the number of small homes built.

REAL ESTATE INTERESTS AID HOUSING

For a long time one of the most serious obstacles to the progress of housing work in Cincinnati has been the antagonism and distrust of property owners and real estate brokers. They have, as is so often the case, looked upon those interested in better housing as a lot of impractical wild-eyed reformers entirely unfamiliar with the owner's problems.

In order to bring about a better understanding with fair-minded owners and to convince them that the program of the Cincinnati Better Housing League is practical and reasonable in every respect, Mr. Fred. G. Smith of Minneapolis, Chairman of the Housing Committee of the National Association of Real Estate Board, was invited to speak at the League's Annual Dinner in February. The League asked the Real Estate Board to join in the invitation to Mr. Smith to come to the city. The joint invitation was extended and Mr. Smith consented to come, giving his valuable time without charge.

Before the dinner Mr. Smith conferred with a joint committee from the Real Estate Board and the Better Housing League and explained convincingly the advantages to real estate brokers of a comprehensive housing code like that of Minneapolis. As a result of this conference and Mr. Smith's forceful talk the real estate representatives agreed that if the Secretary of the League would draft a housing code for the city they would appoint a committee to meet with a committee from the League to whip the code into shape for enactment into law. The prospects for an up-to-date code are doubly bright because the Building Commission has come out for a complete revision of the Building Code.

The dinner itself helped the cause along. Mr. Smith made the principal address which was excellent in every way. Many prominent citizens were present including about twelve real estate brokers. A better understanding of the League's purposes by property owners has resulted and much of the old distrust has been eliminated. Mr. Walter S. Schmidt, President of the Real Estate Board, has since become one of

the active and interested members of the League's Board of Directors.

All in all the results of the effort to clear up the whole situation and to change the attitude of progressive owners toward housing betterment were most gratifying. It is a big gain and the cause rests upon a more solid foundation in Cincinnati than ever before. B. M.

RECENT BOOKS AND REPORTS ON HOUSING AND TOWN-PLANNING

Prepared by F. W. Jenkins,
Librarian, Russell Sage Foundation

Akron, Ohio.

City Plan for Akron. Prepared for the Chamber of Commerce. By John Nolen, City Planner. 1919. 91p. map. Berkeley, California.

Berkeley (Cal.) Civic art commission (City Planning Commission) First Annual Report. 1916.

Describes the organization of the Commission with proposed program of work.

Birmingham, England.

Birmingham (England) Housing and town planning committee. Memorandum on the housing problem in Birmingham and acquisition of land. 34p. Birmingham, The City, 1918.

Boston, Massachusetts.

Boston. Committee on housing. Report. 15p. Boston, The City, 1918. (Document 121—1918.)

Report of the Committee appointed by Mayor Peters.

Boston, Massachusetts.

The North End. A survey and comprehensive plan. Report. 99p. illus. (Document 40—1919.)

Report of the City Planning Board.

Brookline, Massachusetts.

Brookline (Mass.) Planning Board. Fifth annual report for year ending December 31, 1918. (1919.)

California.

The annual report of the Commission of Immigration and Housing of California. January, 1919. 80p.

Canada.

Canada. Ontario Housing Committee. Recommendations as to types of inexpensive houses, including standard specifications. Published by A. T. Wilgress, Toronto, Canada. 1919. 48p.

Canada.

Canada. Privy Council. Housing project of federal government; orders in Council with reference to the granting of a loan of \$25,000,000 for the erection of dwellings, the Constitution of the Cabinet Committee on housing and the general principles regarding provincial housing schemes. 15p. Ottawa, The Government. 1919.

Chicago, Illinois.

Chicago southeastern district and Indiana Steel Towns Housing Survey. Issued by authority of the United States Housing Corporation. December 12, 1918. 29p. diagrams.

Preliminary report on a survey of industrial housing and transportation in the southeastern district and Indiana Steel towns. Home Registration Service Committee of the State Council of Defense of Illinois. Architects and City Planning Committee, Illinois Chapter of the American Institute of Architects.

Chicago, Illinois.

Moody, W. D. What of the city? America's greatest issue—City planning, what it is and how to go about it to achieve success. N. Y. McClurg, 1919. 430p.

Report prepared by the Chicago bureau of public efficiency. September, 1918. Excess condemnation. 58p.

Why the city of Chicago should have the power, in making public improvements, to take property in excess of actual requirements. Lessons to be drawn from certain unfortunate aspects of the Twelfth Street and Michigan Avenue widening projects and the proposed Ogden Avenue extension.

Cleveland, Ohio.

Cleveland. Chamber of Commerce. Committee on housing and sanitation of United States home registration service. Investigations of housing conditions of war

workers in Cleveland. 46p. diagrams. Cleveland. Chamber of Commerce, 1918.

Investigation made for the purpose of showing the effect of poor housing upon production. It covers industrial workers generally, emphasizing those engaged in the production of war material.

East Youngstown, Ohio.

Herding, F. J. Workingmen's colony. East Youngstown. Reprinted from *The American Architect*, v. 114, p. 384-98, October 2, 1918.

Scheme of the Youngstown Sheet and Tube Co.; fully illustrated.

England.

Garden cities and town planning association. Miscellaneous publications. Fourteen points on housing of importance to every citizen.

Garden city and the children.

National campaign for good houses.

New London—Housing difficulties and how to meet them.

Notes for speakers and others on Housing and town planning:

Part II. Powers and duties of local authorities with reference to housing.

Part III. Planning of the house.

Garden cities and town planning association. Nation's new houses, Pictures and plans; foreword by The President of the Local Government board, edited by Raymond Unwin. 31p. illus. London, The Ass'n. 1919.

Contains many extremely practical suggestions.

Garden City Movement Up-to-date. By Ewart G. Culpin, London, 3 Gray's Inn Place, W. C. 1914. 82p.

Great Britain. Local government board. Manual on the preparation of state-aided housing schemes. 52p. plans. London, Govt. 1919.

Great Britain. Local government board. Government pro-

posals. Housing by Public Utilities Societies. April, 1919. (957) 16p.

Great Britain. Local government board. Housing of the working classes. Feb. 6, 1919.

Great Britain. Local government board. Provision of houses for the working classes. Edinburgh, Feb. 12, 1919.

England.

Great Britain. Local government board. Housing schemes submitted to the Local government board, by local authorities. (Cmd. 115.)

Great Britain. Financial assistance to local authorities. (Cmd. 127.)

I. Draft Regulations.

II. Copy of circular issued by the Local government board.

Great Britain. Local government board. Report of the committee appointed by the President of the Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and Wales and Scotland, and report upon methods of securing economy and despatch in the provision of such dwellings. Plans. London, Govt. 1918.

The Chairman of this Committee was Sir John Tudor Walters, the valuable report being that commonly known as the Tudor Walters report.

Great Britain. Parliament. Housing, Town planning, etc.; a bill to amend the enactments relating to the Housing of the working classes, town planning and the acquisition of small dwellings. 24p. London, Govt. 1919. (Bill 28.)

Great Britain. Parliament. Housing, Town planning etc.; Act. 1909. (9 Edw. 7, Ch. 44.) 46p. Memorandum

by the Advisory Housing Panel on the Emergency Problem. (Cd. 9087.)

Great Britain. Parliament. Housing, Town planning, etc. Bill, 1919. Statutory enactments proposed to be repealed, amended or extended by the Housing, Town planning, etc., Bill, 1919. (Cmd. 124) 7p.

Great Britain. Parliament. Increase of rent and mortgage interest (Restrictions) Act. 1919. Ch. 7. An act to extend, amend and prolong the duration of the increase of rent and mortgage interest (War restrictions) Act 1915, and enactments amending that act. April 2, 1919. Eyre & Spottiswoode, Ltd., London.

Great Britain. Addenda to the Minority Report (written December, 1916,) Reprinted from British Agriculture. Report of the Departmental Committee on the Employment of Sailors and Soldiers on the Land. Pub. John Murray, Albemarle Street, W., England.

Great Britain. Reconstruction, Ministry of. Report of the committee appointed to consider the position of the building industry after the war. (Cd. 9197.)

Great Britain. Reconstruction, Ministry of. Report of the committee on the increase of rent and mortgage interest (War restrictions) Acts. (Cd. 9235.)

Great Britain. Reconstruction, Ministry of. First report of the committee dealing with the law and practice, relating to the acquisition and valuation of land for public purposes. January, 1918. (Cd. 8998.)

Great Britain. Reconstruction, Ministry of. Advisory council. Women's housing sub-committee. First interim report. 7p. London, Govt. 1918. (Cd. 9166.)
Result of an investigation made in the interest of the housewife and any criticisms are from that view-

point Although brief, the report is full of valuable suggestions.

Great Britain. Reconstruction, Ministry of. Advisory council. Women's housing sub-committee. Final report. 21p. London, Govt. 1919. (Cd. 9232.)

Broader in scope than the earlier (First interim) report. In Part I. Gardens and playgrounds and communal arrangements are discussed among other topics. Part II. is devoted to Rural housing, while Part III. takes up special housing conditions in Wales.

Great Britain. Reconstruction, Ministry of. Housing (financial assistance) committee. Interim report on public utility societies. London, Govt. 1918. (Cd. 9223.)

Great Britain. Reconstruction, Ministry of. Housing (financial assistance) committee. Final report.

Housing and Town planning after the war. Memorandum. Three parts. March-May, 1917.

Housing and Town planning after the war. Report of deputation. Sept. 20, 1916. National Housing and Town Planning Council, 41 Russell Square, London, W. C.

Housing, Town Planning, etc., Bill. Financial assistance to Public utility societies and housing trusts. (Cmd. 128.)

- I. Draft regulations for public utility societies.
 - II. Draft regulations for housing trusts.
 - III. Draft model rules for public utility societies.
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Housing. Financial assistance to public utility societies. (Cmd. 89.)

Labour's housing demands, the housing resolution—passed at the seventeenth annual conference of the

Labour party at Nottingham, on January 24, 1918.
(Leaflet.)

National housing and town planning council. Memorandum relative to the steps to be taken in the preparation of urban housing schemes to be carried into effect immediate after the close of the war. 54p. London, The Council. 1919.

People's Housing Policy. (Leaflet.) Extract of proposal from New Towns After the War. National Garden Cities Committee, 19 Buckingham Street, London, W. C. 2.

Report of the Departmental Committee on Building By-laws. Presented by Departmental Committee on Building By-laws. (Cd. 9231.)

Reiss, Richard. (The) Home I want. 175p. illus. London, Hodder, 1918. The object of this book, in the language of the author, "is to present, within a small compass, such information as may be of practical use to housing reformers who are trying to improve the conditions of their own town or village." Several appendices are included which give lists of Departmental committees and commissions, Municipal housing schemes (England and Wales), etc. There is also a brief bibliography which is limited to English publications.

Surveyor's institute (England) Housing Committee. Report. 48p. London, The Institute. 1917.

Inquiry into the causes giving rise to the shortage of housing accommodation for the working classes.

Town planning institute. Reconstruction with particular reference to housing by Lieutenant R. L. Reiss. 63-77p. London, The Institute, 1918.

Paper read at the meeting of the Institute on 22nd March, 1918, with the discussion thereon.

Town planning review. The Journal of the Department of Civic Design, School of Architecture, University of Liverpool, Vol. VIII, No. 1. April, 1919. 66p.

France.

La Cite-Jardin. For the members and friends of the Garden City Association of France. Published at 167, Rue Montmartre, Paris, May 1912, May 1913, June 1914.

Le Grand Paris Conference at Paris, February 27, 1916. 46p. Extracts from a volume of Conferences of the Association Française pour l'Avancement des Sciences. Hotel des Societes Savantes, 28 Rue Serpente, Paris.

Conseil General de la Seine. 1919. By Ambroise Rendu. 24p.

Report by E. Cacheux and Ambroise Rendu. 1919. 12p. Harriman, Pennsylvania.

Model town of Harriman, Pennsylvania, showing houses and buildings built for the Merchant Shipbuilding Corporation, agent for U. S. Shipping Board emergency fleet corporation, by F. T. Ley & Co., Inc., unp. N. Y. F. T. Ley & Co., 1919.

A fully illustrated description of this town, which is of a few months growth, showing single detached houses, group houses suitable for four and eight families, also boarding houses large enough to accommodate sixty men. The Town is equipped with a church, school, three fire-houses, stores and a Y. M. C. A.

Iowa.

Better housing in Iowa. (Iowa, State Board of Health, Quarterly bulletin N. S. v. 4, No. 1, January-March, 1919.)

A compilation of papers showing existing conditions and urgent need for reform.

London, England.

London county. Council. Housing after the war; reports of the Housing of the working classes committee, being extracts from the minutes of proceedings of the council

on 23rd July and 15th October, 1918. London, The Council, 1918.

Los Angeles, California.

A study of the housing and social conditions in the Ann Street district of Los Angeles. Under the direction of the Department of Sociology of the University of Southern California, by Gladys Patric, M. D. Pub. Los Angeles Society for the Study and Prevention of Tuberculosis, 528 Chamber of Commerce Bldg. 28p.

Milwaukee, Wisconsin.

Report of the Housing Commission. 8p.

New York, New York.

New York (City) Tenement house department. Ninth report, 1917. 1919.

New York, New York.

The Non-conforming building in zoning. By Herbert S. Swan, Secretary Zoning Committee, New York. Reprint from the American Architect, November 13, 1918. 4p.

New York, New York.

Reducing your labor-turnover. Industrial housing company. 405 Lexington Ave., New York City. 23p.

A comprehensive treatment of the industrial housing problem as it relates to labor turnover and the ways and means to economically solve industrial housing extension.

Ontario, Canada.

Ontario. Bureau of municipal affairs. Report re housing, including act, rules and regulations, housing standards, provisions, to be considered, and forms. 134p. Toronto, The Govt., 1919.

Refers to the Ontario housing act. 1919.

Ontario, Canada.

Ontario. Housing committee. Report of the Committee, including standards for inexpensive houses adopted for Ontario and typical plans. 187p. illus. Toronto, The Govt. 1919.

Chapters on "Public policy in housing, Rural housing, Town planning and Social aspects of Housing

are included, as well as a number of interesting appendices.

Pennsylvania.

Pennsylvania. Council of national defense and Committee of public safety of Lackawanna county. Housing problem. 28p. Scranton, The Council, 1918. (Reconstruction Bulletin No. 3.)

Report and recommendations of E. H. Fellows, who summarizes conditions as they exist in the mining towns throughout Lackawanna county.

Philadelphia, Pennsylvania.

Town planning lessons from Government housing operations. American City Planning Institute, Philadelphia. 1919. Housing Operations of Emergency Fleet Corporation. By B. Antrim Haldeman, Chief town planner. 24p.

Quincy, Massachusetts.

Quincy (Mass.) Planning board. Fourth annual report, 1918. Includes illustrations, maps and diagrams.

Scotland.

Great Britain. Reconstruction, Ministry of. Housing in Scotland. London, The Govt. 1918.

Scotland. Local Government board. Provision of houses for the working classes after the war; the Housing of the working classes Acts, 1890-1909; Memorandum, with suggestions in regard to the provision and planning of houses for the working classes. 12p. illus. Edinburgh, The Govt. 1918.

Scotland. Local government board. Women's house-planning committee. Report. Edinburgh, The Govt. 1918.

Southern pine association.

Homes for workmen; a presentation of leading examples of industrial community development. 250p. New Orleans, The Assn. 1919.

Swan, H. S., and Tuttle, G. W.

Planning sunlight cities.

Reprint. American architect. 427-441p. illus. N. Y. March 19, 1919. Emphasizes the necessity for the con-

servation of sunlight and illustrates the effect of skyscrapers, lack of street and building plans, etc.

Taunton, Massachusetts.

Taunton (Mass.) Planning board. Annual report, 1918.

Toronto, Canada.

Toronto (Canada). Report of the Housing Commission. December, 1918. 74p.

The Toronto Housing Company, Ltd. (Organized for Public Service.) Report by Thomas Bradshaw, commissioner of finance, Toronto. Presented to the Board of control, July 24, 1918. 14p.

United States.

Advisory commission, Council of national defense. Report of Divisional committee on heating and ventilation. Section on sanitation, Committee on welfare work. Committee on labor (including conservation and welfare workers) Washington, Govt. July, 1918.

Requirements and standards upon heating and ventilation.

Chicago. National builder. Homes for workers; typical developments in many parts of the United States. 86p. illus. Chicago. 1918. (National builder series No. 4.)

A useful compilation of facts, previously presented in small pamphlets published by the various firms represented herein. Among various housing projects described are those at Akron and Youngstown, Ohio, and at Beloit and Kenosha, Wisconsin.

National association of real estate boards. Rural planning and colonization, by B. F. Faast; papers read before the annual convention, St. Louis, June, 1918. 15p. illus. 1918.

Reprint from National Real Estate Journal, August, 1918. Suggested plan whereby rural communities may be developed in such a way as to encourage the settlement of returning soldiers and sailors.

National housing association. Housing problems in Amer-

ica; Vol. VII, Proceedings of the Seventh National Conference on housing, Boston, November 25, 26, and 27, 1918. 469p. cloth.

United States. Labor department. Bureau of industrial housing and transportation. Report of the United States Housing corporation. 126p. Washington, Govt. 1919.

Describes the organization of the Bureau and includes reports of the various Divisions and committees.

United States. Labor department. Information and education service. Public works and construction development division. Building and loan associations. Tentative draft of bill to promote home building.. 27p. 1919.

United States. Labor department. Bureau of labor statistics. By Frederick Law Olmsted, manager, Town planning division, United States Housing corporation. 12p. (From the Monthly Labor Review, May, 1919.)

Lessons from Housing developments of the United States Housing corporation.

United States steel corporation. Bureau of safety, sanitation and welfare. Bulletin No. 7, December, 1918.

Bulletin includes reports of the various phases of welfare work conducted by the United States steel corporation and its subsidiary companies. Pages 65-94 are given over to a description of various housing developments.

United States. Treasury department. U. S. Public Health Service. Rupert Blue, Surgeon-General. Sanitation of Rural workmen's areas. With special reference to housing. Report of the Divisional committee on village and public sanitation, Section on sanitation, Committee on welfare work. Reprint No. 487, Public health reports. September 6, 1918. 35p.

Winnipeg, Canada.

Winnipeg (The city). Health department. Report on housing survey of certain selected areas. May to December, 1918. Ernest W. J. Hague, assistant chief health inspector. Also: Report on the number and condition of vacant houses, January, 1919. E. H. Rodgers, building inspector. 86p.

Youngstown, Ohio.

Modern homes company. Oak park. illus. Youngstown, Ohio, The Company, 1919.

Seventy-three detached houses, nineteen flats and two stores make up this community which has been in existence for several years. Two appendices describe developments at Wells Court and Republic Avenue, Youngstown, Ohio, each of these communities being an outgrowth of the Oak Park idea.

MAGAZINE REFERENCES

Adams, Thomas.

Housing and social reconstruction. (In Landscape architecture, v. 9, p. 41-62, January, 1919.)

Abridged from the opening address delivered at the Annual conference of the National Housing Association held at Boston, November 25, 1918. Author claims that there are three things to be done in the carrying out of a housing policy.

- (1) To raze our slums.
- (2) To raise the standard of our housing codes in regard to existing buildings.
- (3) To raise new houses by means of government funds directed through every private and public channel that we can use.

After-war housing in greater London (in Garden cities and town planning magazine v. 9, p. 7-11, January, 1919).

Includes various suggestions for lessening the evils of congestion, of which the decentralization of industry is one.

Baxter, Sylvester.

The Government's housing at Bridgeport, Connecticut (in Architectural record, v. 45, p. 123-141, February, 1919.)

Article, fully illustrated, describes the housing activities of Bridgeport, conducted by various experts under pressure of war conditions.

The Government's housing project at Quincy, Mass. (in Architectural record, v. 45, p. 242-261, March, 1919).

The attractive location of the City of Quincy combined to make this project, devoted to the welfare of the employees of the Fore River Ship Building Co., an unusually satisfactory development.

Boston, Massachusetts.

Boston. Woman's municipal league. Department of housing; report of the Housing director, Edith Elmer Wood. (In its Bulletin, May, 1919, p. 19-22.)

Boston's housing code.

(In Survey, v. 41, p. 557, January 25, 1919.)

Cheap dwellings in France. (In United States Bureau of labor statistics. Monthly labor review, v. 8, p. 901-903, March, 1919.)

Reprint: Bulletin du Ministère du Travail, Paris, August-September, October, 1918.

Childs, R. S.

(The) Government's model villages. (In Survey, v. 41, p. 585-92, February 1, 1919.)

Article, which is fully illustrated, contains much constructive criticism.

What will become of the government housing? (In National municipal review, v. 8, p. 48-52, January, 1919.)

Mr. Childs proposes a plan whereby the government may divide its wartime property into two classes and dispose of it to general advantage. Property of the second "class" he would develop along the lines of group ownership of an entire community as illustrated by the English garden suburbs. Article lists villages owned by the Emergency Fleet Corporation and by the War Department.

Cram, R. A.

Scrapping the slums; how the Boston city planning board plans to reconstruct the famous North End in Boston—

only \$2,000,000 needed to make intolerable living conditions decent and attractive; an actual beginning in reconstruction suggested for Boston. (In *American contractor*, v. 40, p. 27-28, Jan. 4, 1919.)

Extracts from an address delivered at the National Housing conference held in Boston, November 25-27, 1918.

Ford, James.

Government housing at Bremerton, Washington. (In *Architect and engineer*, v. 56, p. 50-56, January, 1919.)

Industrial housing experiment, developed on the Pacific coast, which is divided into three sections, namely, the hotel, the apartment houses group (in three units), and 250 houses.

Garden cities and town planning magazine, April, 1919 (v. 9, No. 4).

The housing problem plays an important part in this issue. An article by R. L. Reiss, author of "The House I Want," discusses the New Housing and town planning bill. There is also included a memorandum on "A National housing policy" submitted to the Local government board of Feb. 20th, 1919.

Green, F. J.

Janesville housing plan. (In *American city*, v. 20, p. 481-83, May, 1919.)

The effort of Janesville's chamber of commerce to solve the problem of housing and suddenly increased population and the success which it achieved is concisely told in this brief article.

Groben, W. E.

Union Park Gardens, a model garden suburb for shipworkers at Wilmington, Delaware. (In *Architectural record*, v. 45, p. 44-64, January, 1919.)

Exceedingly interesting and detailed account of this particular project, fully illustrated. John Nolen, town planner, and Ballinger and Perrot, architects and engineers, are developing the plan.

Hadfield, Sir Robert.

After-war housing for workers. (In *Organiser*, v. 23, p. 433-34. November, 1918.)

Author cites his own experience in the erection of workingmen's homes in Sheffield, and quotes from American and German writers.

Hays, W. C.

Vallejo housing scheme; United States housing corporation's project, No. 581. (In *Architect and engineer*, v. 56, p. 39-49, January, 1919.)

An unusual comparison is here drawn between the European (including the British) and the American workman, which proves conclusively that the subject of industrial housing is a delicate one for the American employer. Much of its success depends upon the manner in which the enterprise is presented to the individual employee.

Hiss, Philip, and Ham, W. H.

Housing of workers in a manufacturing city, effort to solve problem on lasting basis—liquid home investments—location—surrounding—size—style—equipment—maintenance and cost. (In *National civic federation review*, v. 4, p. 4-6, 18, March 5, 1919.)

This enlightening article is divided into two distinct sections, Mrs. Hiss writing briefly on "Home ownership and labor mobility," while Mr. Ham, under the heading "Housing—democracy's balance wheel," takes up the question of suitable homes of a permanent nature.

Housing development at South Charleston. (In *American Architect*, v. 115, p. 565-69, April 23, 1919.)

A description of the planning and constructing of the Naval Ordnance Housing development. South Charlestown, West Virginia.

Ihlder, John.

Card houses; can the federal government afford to abandon its industrial villages? (In *Survey*, v. 41, p. 519-21, January 18, 1919.)

Spirited account of the hearings before the Senate committee and the House committee on public buildings and grounds, in regard to the continuation of

the work of the United States housing corporation after the signing of the armistice.

Uncle Sam as auctioneer; what is the federal government going to do with its housing projects? (In Survey, v. 41, p. 659-60, February 8, 1919.)

Claims that there is but one alternative to continued government control for the next few years, and that is the formation of limited dividend companies of public-spirited citizens to control and manage the properties. Author prefers government control as there, organization already exists.

Lohmann, K. A.

Gains in town planning from the building of emergency towns. (In American City, v. 20, p. 421-425, May, 1919.)

Article is fully illustrated.

Morrill, M. D.

Moulding houses in steel forms for war workers. (Contractor's atlas, v. 6, No. 4, April, 1919.)

Description of the experiment made at Overbrook Colony, Wilmington, Delaware, where seventy-five houses were constructed of cinder concrete when other building materials were unobtainable.

New housing bill explained; how local authorities will be affected. (In Municipal journal (London), v. 28, p. 330, March 28, 1919.)

This brief explanation forms part of the regular section of every issue of the Municipal journal entitled "Housing notes and news."

Scharrenberg, Paul.

Importance of housing in America's reconstruction period and the urgent need for fundamental reforms. (In Life and labor, v. 9, p. 108-11, May, 1919.)

General article in which the author, who is a member of the California state commission of immigration and housing, urges that necessary laws be drafted under the guidance of those who are specialists in the various phases of the housing problem.

He also urges state wide education as to the great necessity for improved housing conditions.

United States. Bureau of labor statistics.

Methods of sale of company houses by Leifur Magnussen.

(In Monthly review, v. 8, p. 1173-1178, April, 1919.)

United States housing corporation; project No. 59 at Bath, Maine. (In Architectural record, v. 45, p. 21-25, January, 1919.)

A brief description, illustrated, of the work of the corporation at Bath, Maine. Four types of floor plans are shown.

Victory villages, an interesting Lancashire movement. (In Municipal journal [London] v. 27, p. 1233-34, December 13, 1918.)

Describes novel and practical schemes for the housing and care of disabled soldiers for those that are married with family responsibilities as well as for the single men.

NEWS NOTES

Atlantic, Iowa.—Housing conditions have become so acute in Atlantic that the Commercial Club has set about to find some way to secure relief. It is probable that a Building Association will be formed to engage in the sale of residence properties, and the Commercial Club will endeavor to interest men of means in the erection of apartment houses.

Auburn, Me.—A plan is on foot in Auburn, promoted by the Chamber of Commerce, to form a corporation for the purpose of buying certain tracts of land to be developed as residential districts in accordance with the proposed city plan which is expected to be ready for adoption within the year. This corporation would then erect such cottages and apartment houses as conditions would warrant, the cottages to be sold to local working men on easy terms.

Bayonne, N. J.—The Bayonne Housing Corporation has filed a certificate of incorporation. The authorized capital secured is \$250,000 and the corporation is authorized to engage in real estate business in Bayonne or elsewhere.. The incorporators are H. A. Black, John W. Stout and John R. Turner.

Big Stone Gap, Va.—Big Stone Gap has notified the U. S. Department of Labor that it is co-operating with the Govern-

ment movement to stimulate building operations. The town has a Young Men's Club which in mid-winter had started a building fund, so that by April 1st a substantial sum of money was available for working purposes. At a conference in February, when there was \$12,000 in the treasury, a committee was appointed to list all available lots in Big Stone Gap, with prices quoted, so that the club might be able to show prospective buyers and builders suitable locations. A committee was chosen to obtain the names of persons who intended to build homes and of those who expected to buy or rent. Since then there has been from week to week increased activity which has rapidly extended into a drive for general improvements.

Bluffton, Ind.—Following a meeting held on March 5th to launch a movement for a house building boom to supply 75 to 150 houses to take care of the additional employees at the H. C. Bay Piano Factory, a Committee was appointed to secure the incorporation of the Bluffton Industrial Company with a capital stock of \$25,000. George J. Triviolet was named president of the association, W. S. Smith, secretary, and W. R. Barr, treasurer. Stock will sell at \$100 per share and the capital will be increased as additional houses become necessary.

Dallas, Tex.—Dallas has announced itself fully prepared to meet the unprecedented demand for additional homes caused by so many large oil companies and industrial plants making the city their southwestern headquarters. The Dallas Housing Company, a half-million-dollar concern, has completed its organization, elected its officers and directors, has employed an able executive and is ready to start construction. The charter members of the company include more than 100 of the city's most progressive business men. The movement was launched by the Chamber of Commerce.

Another movement has been set on foot by the United Charities to interest business men in the erection of low-cost houses for the poorer element of the city's population, proposing that blocks of small permanent houses be erected in the outskirts of town, so that the family of modest means may be able to purchase a substantial sanitary home on easy payments. One man is said to have announced his willingness to put up 100 such houses.

Detroit, Mich.—Definite steps to solve Detroit's housing

problem were taken at a meeting of leading manufacturers and civic workers in April. A Committee composed of Allan A. Temple, President of the Board of Commerce; Judge Alexis C. Angel, David A. Brown and Gustavus D. Pope, was appointed to take the necessary steps to form a community housing corporation to undertake the initial financing of home construction in Detroit. No definite figure was named as the amount of capital with which the company will start operations, although the minimum was set at \$1,000,000.

According to present plans, two separate organizations will be formed for the purpose. The first will furnish the money for the actual construction; the second will be a community mortgage corporation, separate from the other, due to legal demands, which will provide money to place mortgages on the houses and land contracts arising from the activity of the first body.

Elizabeth, N. J.—Following a series of pertinent editorials in one of the local newspapers concerning the housing problem, the organization of a stock company for the purpose of financing a building program has been suggested. A. H. Bull, chief promoter of the Economical Homes Association, who recently built a group of successful low-cost houses on the outskirts of the city, has been interested in the movement and promised financial aid. The Chamber of Commerce, through its Committee on Homes and Industrial Stimulation, has been actively engaged in an investigation of the housing shortage. It has been estimated that living accommodations for 1,000 families are needed, but those familiar with conditions are confident that the erection of accommodations for 500 would put a stop to rent profiteering. Mr. Bull believes that the most practical method for providing living accommodations for those of small means is through the construction of model four-story apartment houses, and has in his hands plans made by an expert apartment house architect. These plans provide for buildings large enough to house 64 families.

Erie, Pa.—The School Board has completed negotiations for the purchase of 10 acres of ground near the site on which the Government is completing its project of 200 houses. The Housing Corporation has completed the erection of four small store buildings. The Government will not operate the store,

but will rent to merchants for the accommodation of the residents in that section.

Evanston, Ill.—Since 1914, when the Health Department secured the services of a full-time Sanitary Inspector, the Department has taken an active interest in housing conditions. Thirty-three houses have been condemned and closed; 147 houses in need of repair have been improved, and in 26 instances the courts have been resorted to. An attempt is being made to inspect more closely rooming houses, many of which are not kept in a sanitary condition.

Fairmount, W. Va.—Commenting recently upon the razing of certain old and unsightly buildings in the city, one of the local papers takes occasion to congratulate the city on the step, which, it says, should be regarded as the starting point of a general renovation, and urges that public opinion demand that the process should not pause until every objectionable structure in the town has been leveled to the ground.

"It may not strike every one in just that light," says the editor, "but it is a fact that these operations, even if they went no further than the removal of the undesirable structures, would constitute a rather notable public improvement, and there is a distinct gain for the community in the removal of such eye-sores."

Fall River, Mass.—The Board of Directors of the Chamber of Commerce has approved the appointment of a Committee to consider the housing situation in the City of Fall River. This Committee will conduct a complete housing survey to determine the number of houses available in all sections of the city. The study of conditions relative to congestion in various sections will be made and a schedule of comparative rents prepared. If the results of the survey warrant it, the Committee may also go into the subject of building costs and outline plans for encouraging the building of homes.

Fond du Lac, Wis.—"There should be houses erected for rent, and there should be houses erected by the rentor, who might better be the owner," urges the editor of the Commonwealth, pointing out that the housing problem has been a serious one in Fond du Lac for some time and that now that the war is over, building should be resumed without delay. Better

transportation facilities are suggested as one means of solving the housing problem.

Fort Wayne, Ind.—The Chamber of Commerce is considering the following recommendations made by its Housing Committee, and by real estate and insurance men:

First—That the Secretary of the Chamber of Commerce be authorized and instructed to make an attempt to secure the cooperation of contractors, building material dealers, architects and Federation of Labor in encouraging all the new building possible, by making the price an especially attractive one for a certain period of time, say, until September 1st; that during this period there be no increase in the wage scales of labor; that building material men make a special reduction in prices and that contractors figure a closer margin of profit, the underlying idea of this movement being not only to help in solving the housing needs with as many new homes as possible, but also to stimulate local prosperity by giving plenty of work to all of the people directly or indirectly connected with building operations.

Second—That the Secretary be instructed to call upon the clearing house with a plan for a reduction of the interest rate to six per cent.

Third—That the Secretary request the newspapers to give as much publicity as possible to this proposition and do everything in their power to encourage people in building new homes.

Fourth—That the formation of a public-spirited corporation with a paid up capital of not less than \$100,000 be encouraged to build homes for immediate purposes only.

Flushing, N. Y.—One of the biggest civic problems in Flushing is lack of apartments and houses. Local real estate operators say they are obliged to turn away hundreds of applicants for homes each day.

Probably because of the shortage of suitable homes, the attention of charity workers has been called particularly to congestion in some sections of the city. Miss Ruth Howard, Secretary of the Associated Charities, has been urging an improvement of conditions through a class on social service.

Fort Dodge, Iowa.—At an open meeting of the Commercial Club on April 26th, the 50 persons present voted unanimously

in favor of a Building and Loan Association designed to encourage immediate building operations so as to meet the housing shortage. The plan for such an association was worked out by a special committee appointed by the Commercial Club, with J. R. Mulroney as Chairman.

Fort Worth, Tex.—In an effort to solve the housing problem which has become acute on account of the proximity of army camps, the Chamber of Commerce has formed a company known as the Community Development Company, which will lend money to those who propose to build apartment houses and other dwellings. It will also undertake building on its own account.

Freeport, Ill.—The Women's Branch of the Council of Defense, Mrs. O. T. Smith, Chairman, has undertaken a survey of housing and rooming conditions in Freeport. This is being done under the general supervision of the U. S. Homes Registration Service and is a peace-time undertaking with a view to calling public attention to needed improvements in housing conditions, as well as to assist tenants and landlords who are affected by the present housing shortage.

Gastonia, N. C.—The Gastonia Housing Corporation has been organized as the result of the movement launched by the Chamber of Commerce in an effort to relieve the scarcity of houses. Efforts are being made to raise \$100,000 for the purpose of erecting an apartment house and a number of cottages.

Gowanda, N. Y.—The "Own-Your-Own-Home" spirit has become felt in Gowanda. The Gowanda Co-operative Building and Loan Association and the Bank of Gowanda have announced that they will aid. There is said to be a scarcity of at least 50 houses. There is not a vacant house in the city and there has not been in several months. A number of new families are expected to make their homes in Gowanda upon the reopening of certain industrial concerns which have been closed the past few months.

Greenfield, Mass.—Diminution of building activity during the past year has had a telling effect on Greenfield, but present conditions give promise that the coming year will be a record breaker. There is a demand for at least 200 homes. Though the future seems encouraging, Greenfield at the present is facing one of the most serious problems in the history

of the town in the matter of supplying the demand for suitable apartments and houses.

Greenville, S. C.—T. C. Gower, one of the leading real estate brokers of the city, has proposed that the Chamber of Commerce make arrangements for financing the erection of houses for all such owners of vacant lots as are willing to erect houses to help overcome the present scarcity. He proposed that a Building and Loan Association be organized for the purpose.

Howell, Mich.—In an effort to remedy the housing problem in this city—there being at the present time not a vacant house to be found—the Board of Commerce met with the City Council, and citizens, recently, and adopted a plan to promote interest in building. As a result of circulars sent out, 32 wage-earners in the city have sent applications for buying homes. Negotiations are also being made with out-of-town builders, looking toward the erection of a number of buildings.

Huntington, Ind.—On condition that the Commercial Association get 100 persons in the city to pledge themselves to buy a vacant lot and build a house within the next two years, J. F. Bippus, owner of the Huntington Light and Fuel Company, will build for the city a new 100-room hotel. Mr. Bippus has made the offer in the effort to stimulate interest in the solving of the housing problem and as a result of his proposal, the Commercial Association has appointed a Committee to work up public interest in the proposition.

Indianapolis—"What this city needs is a type of home with modern appliances at a price within the reach of the wage-earner," said William E. Walsh, a real estate man, recently, at a conference of professional and business men concerning conditions in the city, "and we must admit that better living conditions increase efficiency; impart the stimulating influence of happiness; offer better environment, and thus lay the foundation for good citizenship."

"It is a difficult subject for me to express and do the matter justice," continued Mr. Walsh, "for I realize fully that the real estate fraternity is probably responsible for the conditions. It has devoted too much push and effort to the laying out and selling of additions, while neglecting the building of homes for persons of moderate circumstances."

Jackson, Mich.—Plans for a big home building campaign in Jackson were launched at the monthly meeting of the Jackson County Realty Board at the Qtsego Hotel, Tuesday evening, the members being very optimistic as to real estate activities in this city during the coming spring and summer. A. P. Hough, who has been conducting a survey into the housing situation in Jackson, stated that he had nearly completed his work and that it is the opinion of many of the largest manufacturers in the city that hundreds of new homes should be built during the spring and summer. He asserted that he had received assurance from the manufacturers that if 1,000 homes are built in Jackson before August 1st, they will all be sold as soon as they are placed on the market. Many complaints have been received from laboring men who desire to buy homes, but cannot be accommodated.

The realty men went on record as favoring extensions of the street car lines of the city so as to further develop outlying districts of Jackson, it being declared that with proper railway facilities the suburbs of the city would soon be built up with homes.

Jersey City, N. J.—Plans for the immediate setting up of tents in Jersey City to serve as temporary homes have been discussed at City Hall. Taxing authorities have announced that in order to encourage building operations, the tax law will be winked at in some particulars and a liberal policy will be practiced in taxing incomplete buildings. Director of Revenue and Finance James F. Gannon, Jr., is reported to have said in effect:

"I know that I would have the right under our present taxing laws to impose taxes on the builder even before a building is ready for occupancy, but we are facing an emergency—we must have more homes to accommodate our people. We must encourage building and industry. One way to do this, is to stop demoralizing the man who does just what the community is so eager to have him do. I am not going to tax the builders of new homes to the limit—I am going to ease up on the assessments as much as I can under the present laws."

Johnstown, Pa.—Renewed interest in Johnstown's housing problem has arisen in several spheres. The Reverend Dr. C. C. Hays, pastor of the First Presbyterian Church, recently de-

livered a special sermon on the housing conditions in the city. He presented facts discovered in the course of pastoral visits to different sections of the city. He denounced the ban placed against children, saying that one would gather from the remarks of landlords that children are a curse. The city, he asserted, had lost hundreds of skilled workmen and splendid families whose places have been taken by floaters that care not how long they stay, nor how well they serve; babies die faster in Johnstown than anywhere else in the United States; refined American families are living amid filthy surroundings—all because of Johnstown's deplorable housing conditions.

The Housing Committee of the Chamber of Commerce has voted to take part in the national Own-Your-Own-Home campaign launched by the U. S. Labor Department and the new management of the Cambria Steel Company has announced that it has decided to launch a housing project for its employees. Complete details of the plan are not ready for publication, but it is intimated that the workmen who desire to own their own homes will be afforded the opportunity through an easy payment plan.

Joliet, Ill.—Joliet may have a city plan similar in scope to those of Chicago, Alton, Rockford and Elgin as a result of the approval of tentative plans submitted at a recent meeting of the City Buildings Committee. No definite action was taken, but the general scheme embodying civic improvements of the municipality was satisfactorily received by the members of the committee.

Kalamazoo, Mich.—Kalamazoo needs 500 new houses to meet the present demand. It is further asserted by the real estate men that should 1,000 residences be erected within the next 6 months every one of them would find tenants.

Kansas City, Mo.—It is reported that the Kansas City home situation has improved 15% since the opening of the real estate "Build Now" campaign some time ago. When this endeavor to stimulate building started, 3,500 homes were in demand and congestion was greater than any previously known in the various sections of the city. It is announced, however, that arrangements are now under way for the construction of 500 houses and most of the proposed new homes

range from \$2,000 to \$5,000, with a few costing in the neighborhood of \$10,000. Calling attention to conditions of congestion, Rev. L. W. Burkhead of the All Souls' Unitarian Church delivered a sermon on an adequate housing program for Kansas City. He asserted that in spite of certain excellent conditions, Kansas City has an acute slum problem, and that the city has examples of practically every bad housing condition—overcrowding of tenements, courts and air-shafts of insufficient area, congestion in cheap lodgings which demands proper handling, and houses with dark rooms and insanitary plumbing. Giving specific figures, he stated that there are more than 15,000 outside toilets and vaults which are plague spots and thousands of homes without a plentiful supply of water. In one section he reported that there are 827 homes among which there are 2 bath tubs, and in another, 1,049 homes in which there are but 69 bath tubs. He touched upon the vital relation between transportation and the housing proposition.

Kearney, Neb.—The housing shortage in this city is a serious problem. Houses to rent are not to be had. This condition is chronic, having prevailed here for some years, but has become acute recently because of the demands of commercial travelers who wish to make Kearney their headquarters. Real estate dealers estimate that 100 new houses could be rented within a week's time.

Kearney, N. J.—That the housing problem in Kearney is serious and that landlords are using "unfair" methods in treatment of tenants was made evident by Councilman William A. Davis at a meeting of the Town Council. At Mr. Davis's suggestion the City Housing Committee was authorized to conduct a campaign in an effort to induce landlords to give their tenants more consideration. Mayor Robert E. Torrance also declared that he had been asked for aid by many who would soon be without homes, unless a stop were put to alleged rent profiteering. He advised that the Housing Committee consult the large manufacturing concerns and request them to erect houses for their operators.

Kenosha, Wis.—With the four largest commercial organizations in the city working on it, the housing problem in Kenosha should be solved in the near future. On April 29th,

at a meeting of the Kenosha Retailers' Association, Chas. W. Nash—the President of the Nash Motors Company—announced that if any organization in the city would put up one-quarter of a million dollars to stimulate the building of homes along the proper lines, the Motors Company would do as much. At the eleventh annual meeting of the Manufacturers' Association of Kenosha, the heads of the leading industries in the city got solidly behind the movement to solve the housing problem. A committee was appointed to work out some sort of plan to that end. The Chamber of Commerce on May 14th unanimously adopted a resolution empowering the Housing Committee of that body to meet with representatives of the Manufacturers' Association for the purpose of forming a building corporation of which capital could be advanced to all who desired to build houses in the city.

It is felt by all concerned, though, that before a definite project is launched, the city itself should show its willingness to co-operate by providing for a definite city plan of proposed development. The City Council has shown its willingness to aid the movement to better housing conditions in Kenosha, but has thus far taken no definite action upon the petitions for development; the Chamber of Commerce having asked for an appropriation of \$5,000 for the proposed city plan.

Knoxville, Tenn.—Betterment of housing conditions in Knoxville may be one of the first problems taken over by the Board of Commerce after its reorganization, it has been announced. The need for more adequate accommodations was emphasized in a discussion of civic questions at a recent meeting of the Executive Committee of the Expansion Campaign.

Kokomo, Ind.—Kokomo this spring has launched upon the largest residence building year in her history through the efforts of the Chamber of Commerce. A number of new industries are under contract to locate here this season and housing accommodations will be taxed to the utmost. Recognizing the need of doing something for the good of the city, the Chamber of Commerce is urging that every vacant lot owner build at least one residence. The city is to be thoroughly canvassed and all vacant sites reported with names of owners so that efforts may be made to obtain a promise of construction

if possible. Wage-earners are being solicited to save a few hundred dollars to buy a lot and build on payments.

La Crosse, Wis.—Adoption of building, housing and zoning regulations has been placed prominently in the peace-time program of the LaCrosse Chamber of Commerce. Early in the year John Nolen addressed the Chamber on the subject of zoning and housing regulations in general and since that date investigation of laws and ordinances of other progressive cities has been in progress.

Lansing, Mich.—Lansing has launched an Own-Your-Own-Home campaign in preparation for the expected growth of more than 7,500 persons within the year. The Olds Motor Works recently announced that it would add 1,500 employees and a survey of the city revealed the fact that there would not be sufficient houses to accommodate this number, to say nothing of the other increases which might be expected from normal growth of the city's industries.

Lawrence, Mass.—At the annual meeting of the Chamber of Commerce held on May 16th, the Housing Committee made the following report: While the Committee on Housing cannot point to any new houses which have been built or to any concrete or definite plans for the building of new houses, yet this much must be acknowledged, that whereas one year ago there was a confirmed and positive disapproval of any plan for housing betterment in Lawrence, now there is nearly as strong a feeling on the part of those who have studied the matter, that no material economic or industrial progress can be made in this community until our housing and living conditions have been improved. This is due to the broadened conception of the influence of housing and living conditions on the mental and physical abilities of the mill workers, brought about by comprehensive surveys and open-minded study of the situation, during the past year. There is work, along this line alone, for a large body of our citizens, who are interested in the welfare of Lawrence.

Lexington, Ky.—The housing problem of Lexington, which has grown acute since the influx of numbers of oil, coal, and other business men, is to be solved by a stock company of local capitalists who will organize a corporation with capital stock of \$50,000, the purpose of which will be to erect a num-

ber of moderate priced houses in the shortest possible time.

London, Can.—The Chamber of Commerce of London has appointed a committee to draw up plans for the building of workingmen's dwellings. D. C. McNaughton is Chairman of the Committee.

Los Angeles, Cal.—For the first time in the history of Los Angeles, according to the local press, the city is short of housing accommodations for its growing population. The serious condition is found not only in the city, but in all its suburbs. While all classes of property are in urgent demand, the present shortage bears most heavily on homes for tenants whose means limit their ability to pay rent of \$30, or less. From the point of view of sanitary conditions, a careful survey recently made by F. D. Sweger, acting Executive Secretary of the Housing Commission of the Los Angeles Health Department, indicates that conditions are fair. The housing problem in San Pedro presents the most serious aspect. Shacks are being used as temporary living quarters by both American and Mexican laborers and in many cases were found to house several men who did their cooking, eating and sleeping in the one room. As soon as the health authorities became aware of the conditions, owners of the shacks were compelled to make necessary additions in order to comply with the state law.

Louisville, Ky.—There are very few vacant houses in desirable residential sections of the city. In an effort to relieve the situation, the Louisville Woman's City Club and other organizations are agitating the launching of a big building boom.

Lynchburg, Va.—D. B. Ryland, business manager of the Chamber of Commerce, recently addressed a meeting of the Real Estate Men's Association, on the subject of housing conditions. Mr. Ryland stated that the dearth of suitable houses at this time is acute and that if the city is to grow something must be done immediately to improve the conditions. The real estate men present discussed the problem at some length and agreed that not only should something be done to provide more and better homes, but that conditions should be improved for people now living in rented houses. Committees were named to consider and adopt plans for the launching of an Own-Your-Own-Home campaign.

Macon, Ga.—It is not an exaggeration, says the Press of

Macon, to estimate that the city needs at once in the neighborhood of 1,000 houses for families that are now living under the most crowded conditions, or are compelled to remain in other cities because they can find no accommodations here. It is said further that five years' building will not catch up with the demand.

Martinsburg, Va.—Lack of housing facilities has become an acute problem in Martinsburg. The imperative need for additional houses has been under consideration by the Business Men's Association for some time past. At a recent meeting, the Executive Committee determined to take definite steps toward the solution of the problem and invitations were sent out to the more substantial business men of the city to attend a meeting at which plans were made to get in touch with all who contemplated building, to induce them to launch their respective enterprises as one large project so that a contract for 100 or 200 houses may be let at one time, thus making it possible to reduce costs. It is believed that under this plan a large number of individuals may be interested to build.

Massillon, Ohio.—Among seven planks of a platform adopted recently by the Directors of the Chamber of Commerce, better housing was one. It will be worked on from both the angles of new construction and improvement of sanitary conditions in old buildings.

Menasha, Wis.—Menasha is facing a housing shortage which seriously blocks the progress of the city. Thirty-seven applications for houses to rent were received in one day by real estate agents and not one of them could be supplied.

Middletown, Conn.—The Middletown Homes, Inc., will break ground shortly on its proposed housing development. Surveys are being made of the land acquired by the company and as soon as these are available architects will be asked to prepare plans for the development of the properties. The corporation is seeking the best in landscape as well as home architecture. The gridiron plan will be abandoned and the tract laid out in such a way as to enhance its beauty. The authorized capital stock of the company is \$150,000, of which \$50,000 has been paid in.

Monroe, Mich.—Business men and manufacturers are contemplating the organization of a company to erect 100 houses

for working men. Toledo real estate men and architects were called to the city recently to consult with the local business men upon the project.

Muncie, Ind.—A questionnaire sent out by the Commercial Club to factory employees, recently, brought out some interesting facts. Not only was it found that there is not a vacant house in the city, but that living conditions in some sections of the city are deplorable. Business men were astounded to find that in one case 18 to 20 persons were living in one small house with no toilet nor bath and water one block away. Factories are said to be losing their best help because of the lack of suitable houses at reasonable rents. Muncie is said to have a larger percent of married men employed in factories than any other city in the country of which there is record. Of the men employed in Muncie's factories, 71% are married, 7½% of the employees are women and the remaining number are single men. The next largest percent of married men found in factories in any town is 63%. In answer to the questionnaire, 48% wish to own their own homes, and the Chamber of Commerce is now endeavoring to devise some means by which this may be accomplished.

Newton, Kansas.—The Newton Development and Investment Company has made application for a charter, its object being to solve the housing problem by arranging loans to renters who wish to become home owners. The concern will have a capital stock of \$50,000.

Niagara Falls, N. Y.—The Board of Directors of the Niagara Falls Chamber of Commerce has adopted the report of its Industrial Housing Committee which recommended the formation of a housing company to supply the necessary houses for the city's working population. The name of the corporation will be The Niagara Building Corporation and its capital stock will be \$250,000. In a recent special housing number of The Citizen, organ of the Chamber of Commerce, the housing situation was summed up as follows:

"If John Nolen's estimate is correct, Niagara Falls will have an increase of population amounting to 40,000 in 10 years. A dwelling will house on an average of 5 persons. Some families are larger, some smaller. It will therefore take 8,000 dwellings to take care of the most conservative estimate of

population available. As there is now a deficit of 2,000 houses according to the report of the Niagara Housing Committee, 10,000 houses in all will be needed. Moreover, during that time, many houses will have to be rebuilt. In other words, by conservative estimate Niagara Falls will have to build at least 1,000 houses per year in order to keep up the industrial pace which has been set by the power consolidation and the industrial companies."

Okmulgee, Okla.—A Housing Committee has been appointed to secure homes and rooms for 500 glass workers and their families who are returning to the city to work in the Okmulgee glass factories which have lately resumed operations. A campaign for homes is being carried into the stores and churches in the city. The committee has been able to list so far rooms and houses sufficient for about two-thirds of the returning workers.

Paducah, Ky.—Paducah has an acute need of houses in which to care for her growing population. Plans to organize a company to undertake a million-dollar building enterprise are under way. W. F. Paxton, President of the Citizens' Savings Bank, suggests forming a company with \$200,000 capital and to take liberty bonds at par as payment for stock. A campaign to build houses will be launched primarily to care for employees in the new factory of the International Shoe Company.

Racine, Wis.—For the purpose of getting together on the local housing situation, a meeting of Racine builders and contractors has been called by the Commercial Club. Housing congestion in Racine is a serious matter, and some action must be taken to provide for families and individuals who are coming into the city to work.

Reading, Pa.—The Visiting Nurse Association, the Chamber of Commerce, the Federated Trades Council, and the Rotary and Kiwanis Clubs are promoting a movement to improve housing conditions in Reading, both by a general clean-up in the congested districts and by supplying homes to relieve the shortage. The Chamber of Commerce is preparing to make a complete study of the situation, and of the methods which other cities have undertaken in a similar campaign. Referring to the insanitary conditions discovered by the Visit-

ing Nurse Association during the Influenza epidemic, the editor of the Herald has suggested that the slogan of the campaign be "A Bath Tub for Every Home."

Rebecca, Ga.—There is a great dearth of houses—there being not a vacant dwelling here. Some houses moreover are being occupied by more than one family.

Richmond, Va.—Action to make Jackson ward more attractive and pleasant for its colored residents and, thereby, prevent many from moving to other cities, when they prefer Richmond except for its present housing conditions, will be taken up immediately by the Chamber of Commerce. This decision was reached at a meeting of the advisory council yesterday afternoon, and definite plans are under way to-day to carry out the declared intentions of the council. The Chamber of Commerce has reached the following decision:

"Jackson ward will have such a cleaning up as it has never known; streets will be cleaned and paved; alleys will be cleaned and paved; shacks will be torn down and replaced with modern buildings with proper conveniences; sanitation will be brought up to the city's standard.

"Additional housing will be provided in another quarter for the overflow of Jackson ward, with paved streets, sewers, lights, gas, water and car service; so that the entire colored working population can easily reach places of employment and be able to live under attractive conditions, and, when they desire, to acquire homes of their own.

"Richmond, offering suitable places of abode for this important section of its population, will attract and hold the best class of colored workmen and thus be enabled to make more rapid progress toward that greater eminence in industry, trade and finance to which it is naturally entitled."

Rochester, N. Y.—In real estate circles, it is said that Rochester is now more than 3,500 dwellings behind its needs, and that by the end of the year, if there be no further building, the shortage will reach 4,000. As one means of meeting the shortage, plans are now under way for the erection of a Rochester colony to be known as Winton Village. It will be built on 45 acres of land adjoining property which has recently been purchased by the city for park purposes. The village will be so constructed that the homes will be served from a central

building, or buildings, which will contain a central heating plant, a kitchen, from which meals will be sent out in heat-proof dishes to the various homes, a laundry and servants' dormitories. Instead of purchasing an equity in the home, a resident will subscribe to an equivalent amount of stock in the company; the income from the rent to cover interest on indebtedness, dividends on stock, taxes, insurance, maintenance, depreciation and sinking fund. A regular motor service will be operated from the village to the Main street car line until such time as the car line may be extended to the village.

Because of the housing shortage and the need for encouraging building, the recommendation by the City Planning Commission that the building code of the city be amended so that fireproof construction be required in all hotels and apartment houses more than two stories in height, is being opposed by the members of the building trades. The present law requires fireproof construction when such buildings are four, or more, stories in height. Builders feel that a more stringent law at the present time would further discourage building.

A plan is on foot to solve the problem for business girls and women by opening a hotel in the building formerly used as soldiers' barracks. James F. Barker, President of the Mechanics' Institute, has become interested in the plan which has long been the hobby of several Rochester women. The building probably will be converted into a combination of dormitories for girl students of the Mechanics' Institute and a boarding home for business women.

Rochester, Pa.—Renting agents and landlords say that the housing shortage in Rochester is daily becoming more serious. One man declares that even 1,000 houses could be rented easily. The same condition prevails throughout this district, including Beaver Falls, Monica and Freedom, in which places the greater congestion exists.

Rocky Mount, N. C.—First steps toward the organization of a housing corporation were taken recently at a special meeting of the Board of Directors of the Chamber of Commerce. A substantial block of stock was guaranteed and a strong committee appointed to complete the plans of organization and to arrange for the sale of the remaining stock. The committee

has recommended that the corporation have an authorized capital of \$100,000.

St. Joseph, Mich.—St. Joseph's housing shortage is on the way to being met. Following a meeting of the business men of the city recently a movement was launched for the formation of a building company with a capital of \$100,000. With every manufacturing concern in the city, retail merchants and individual citizens backing it and with the Chamber of Commerce fathering the project, it is believed that the emergency housing will be supplied.

Salem, Va.—A group of business and professional men met recently to take steps looking toward the formation of an organization having for its purpose the promotion of the commercial welfare of the city. Among other things, plans were made for a building association to provide much-needed housing facilities. The meeting was called by Mayor W. R. Hester in response to a movement put on foot by the banking interests. Several plants are expecting to bring a large number of skilled workmen to the city and local realty men say that since January 1st there have been no available houses.

Scranton, Pa.—With the object of interesting public-spirited citizens of Scranton in the movement to improve housing in congested sections, which is sweeping the country, John Molitor, Chief of the Bureau of Housing of the Pennsylvania Dept. of Health, W. G. Lynch, and Major A. P. Hartman of New York City, have been working in co-operation with Eugene H. Fellows, Secretary of the Lackawanna County Committee of Public Safety, to make a complete survey of conditions existing in Scranton and adjacent territory.

Shreveport, La.—At a recent meeting of the Board of Directors of the Shreveport Model Building Association, the housing problem was a subject of serious discussion. It was determined to offer the entire resources of the institution to aid the construction of houses. The President, Secretary-Treasurer, and Director of the organization were constituted a committee to bring conditions before the general public and to show people there is enough capital in the city to take care of unlimited building operations for private residences. This committee is co-operating with the Chamber of Commerce,

Building Exchange, and other organizations which are working toward a solution of the problem.

Sioux City, Iowa.—Just how serious the housing shortage in Sioux City is, is indicated by the results from an advertisement inserted in the local press by a house owner advertising a 5-room house. Within 24 hours there were by actual count 240 applicants for the property. According to local real estate men there is very little prospect of an immediate solution of the problem. At least 1,000 new houses are said to be needed, whereas 200 dwellings and 4 or 5 apartment houses are the only building prospects in sight. Because the employees of the Midland Packing Company have been unable to find homes, the officials have made plans to build a number of houses. They will be of the bungalow type and will average in cost between \$3,000 and \$4,000.

South Bend, Ind.—A board of 17 directors to govern the Home and Investment Company of South Bend, which is the outgrowth of the work of the Chamber of Commerce in its efforts to solve the local housing proposition, has been elected. The Company will be incorporated for \$500,000, the stock being \$300,000 preferred, non-participating, cumulative, 6% dividend and \$200,000 common. The preferred stock will not be issued at this time. The common stock will be issued in \$50 shares.

Spokane, Wash.—The City Plan Commission has appointed a committee composed of A. L. White, J. C. Ralston, W. S. Gilbert, Foster Russell, A. D. Butler and R. C. Steeple, to prepare and recommend a general scheme for a permanent city plan for Spokane. The measures to be taken are to formulate a general plan for the future growth of the city, the improvement of conditions as found existing to-day, and matters pertaining to the general policy to be followed and adopted by the city plan scheme.

Tacoma, Wash.—The new homes recently completed by the Todd Dry Dock and Construction Company for its men are the object of much interest among the ship-workers. Although the paint is hardly dry, four have been sold and more spoken for. The project consists of 48 attractive houses.

Texarkana, Texas.—At a meeting of the City Council on the Texas side of town recently, an ordinance was passed pro-

viding for a City Plan Commission of seven members. It is expected that the Arkansas City Council will pass a similar ordinance and that the Commission of the two cities will act jointly in matters relative to city planning and building.

Toledo, Ohio.—Arthur A. Guild, the new head of the Toledo Federation of Charities, has started a movement to rehabilitate families in the rooming districts of the city. Through an appeal in the press, the Federation secured sufficient furniture left over from the Red Cross salvage campaigns to equip a new home on the outskirts of the city for one family which had been seriously affected by the Influenza epidemic. So successful was the undertaking in this case that Mr. Guild, with the co-operation of the Civics and Philanthropic Department of the Women's Educational Club, has undertaken a program for the aid of 100 or more families. Already 8 families have been moved from the rooming house district, where they paid exorbitant rent for one or two rooms, too small, comfortable houses on the outskirts of the city; furniture for the homes having been provided by an appeal, made through various organizations, for cast-offs.

Titusville, Pa.—The housing situation is becoming serious in Titusville. To meet the promised growth in population, new houses will be necessary immediately. A suggestion has been made that the real estate men of the city get together to form a housing company. Titusville can make use of 100 new homes at moderate rentals. This would meet only the present demand without making any provision for further needs.

Toronto, Ont.—The Toronto Housing Company has planned a new development of 50 houses. Captain Marani has been selected as architect.

Two Rivers, Wis.—Preliminary steps have been taken by business men to establish a fund for initial payments for workingmen's homes; the money to be loaned without interest and paid back in instalments.

Utica, N. Y.—The campaign of education to make Utica a "City of Homes" will be carried on until July 1st, after the decision made at a largely attended and enthusiastic meeting recently held by the Chamber of Commerce. The committee in charge of the campaign was commended for its success thus far. Several speakers told of the necessity for additional home

building in the city. It is proposed from now on to hold neighborhood meetings in the various school buildings at which speakers will tell about the advantages of home building and home owning.

Waukesha, Wis.—Manufacturers who should be well versed in conditions pertaining to the need of housing for workingmen state that at least 500 houses could be used in the city at the present time. One manufacturer states that in several instances skilled laborers had been imported, but were obliged to leave because of the fact that they could not find homes for their families.

Wellington, Kansas.—Business men of Wellington have formed the Wellington Home Foundation, the purpose of which is "to encourage habits of saving and thrift, to obtain more home owners, to give employment to Wellington workmen, to improve and beautify the physical appearance of the city, and thereby to promote the general welfare." The plan provides for seven directors who shall manage the constantly growing fund for one year. The plan includes the maintenance of a fund to consist of direct donations of money and of short-time loans from persons who are willing to waive interest. Gifts of residence property will also be received. The foundation is not a charity fund. In most cases, the usual interest will be required on money lent to builders, but the directors have the privilege of exercising their judgment concerning interest charges. In many respects the Wellington Foundation will be like a liberal building and loan association. There is one strict rule, however, only residents of the city are to be employed, and only local enterprises are to be patronized in the purchase of materials.

One important feature of the plan is the branch which concerns itself with the remodeling and improvement of property that is run down and consequently a detriment to the city. What is really a local "clean-up" enterprise will be conducted wherever possible. Old cottages will be acquired and made over, and all modern conveniences installed. When the work is completed, even to the planting of a garden and the seeding of a lawn, the directors will sell it for cash if possible, so that the money may be used in restoring another house, but on long time payments if such a purchaser is the only one to be

interested. In cases of purchase on the installment plan the deed of the property will remain with the trustee for the foundation, and the applicant will be considered as a tenant until his payments have reached an amount equal to one-third of the value of the property. From that time the purchase will be accepted by a local building and loan association and the amount expended will be returned to the foundation for investment in similar projects. Thus the foundation is in a sense an auxiliary to regular building and loan associations.

Yonkers, N. Y.—The Real Estate Board of the Chamber of Commerce has prepared a questionnaire to be sent to building supply houses, contractors, and dealers inviting expressions of opinion as to the best way in which to stimulate building activity in the city. The Board is also promoting a zoning plan for the city.





Housing Betterment

SEPTEMBER, 1919

A Journal of Housing Advance

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The National Housing Association

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Housing Betterment

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ENGLAND'S STANDARDS

Raymond Unwin, distinguished architect and town planner of England, has prepared for the use of those who are interested in any way in the planning, building or criticising of housing schemes, a pamphlet called "The Nation's New Houses," in which he sets forth in concise form, the best judgment of housing experts and government authorities in the matter of standards for low-cost housing developments. The pamphlet is illustrated with many attractive drawings and photographs, illustrating the principles discussed. Both the home and its surroundings are treated. The following summaries with which the booklet concludes give an excellent idea in brief form of the standards which England's best thought today considers the minimum for the comfort and welfare of its working population:

PLANNING THE HOME

FRONTAGE—

Give the house a wide frontage.

ASPECT—

Consider this carefully before building the house, because—

- (1) The living room must be sunny,
- (2) The larder must be cool.

LIVING ROOM (KITCHEN)—

This room will be the center of the home life. See that it is comfortable.

Don't let it be turned into a passage by badly placed doors.
Don't let the fireside be spoiled by draughts.

Don't have cupboards that are in constant use on *both* sides of the fireplace.

Don't let the front door open directly into the living-room.

See that the cooking arrangements, whether here or in the scullery, save unnecessary walking about.

SCULLERY—

Don't let the scullery be draughty.

Don't place steps between the scullery and living-room.

Don't let the back door open directly into the scullery.

Don't set the sink too low. Put it in a good light, and make it deep, with the taps sufficiently high to allow pails to be easily filled. There must be hot and cold water taps. A cold water tap, waste outlet, and proper steam vent should also be provided to the copper.

LARDER—

This should be of ample size—not merely a food cupboard.

It should face north or east.

It should be ventilated by a window direct into the open air, and an airbrick, both protected from flies with wire gauze.

It should have a cold slab of either slate, stone or concrete, and plenty of shelves.

ECONOMY OF LABOR—

All the arrangements with regard to the preparation of food, and the relative positions of sink, range, scullery, larder and living-room should be so planned as to save labor.

PARLOUR—

Don't let this room take precedence over the living-room either as regards size or aspect, but it should have some sun—a western aspect is best—and should be comfortably arranged.

COAL STORE—

It should be of good size.

It should be reached under cover.

If it opens off the scullery a coal chute should be provided for filling from outside.

WATER CLOSET—

It should be under cover if downstairs, opening off a well-ventilated lobby, or landing if upstairs.

BATH—

If downstairs, this should be in a separate room, and not in the scullery unscreened.

It should have a hot and cold water supply and waste outlet.

ENTRANCE, PASSAGES AND STAIRS—

These should be well lighted and ventilated.

Avoid long passages.

Avoid steps in passages.

Avoid narrow, steep or winding stairs and provide a hand-rail.

BEDROOMS—

These should be well lighted and ventilated.

There should be a place for the bed out of the draught, and good dressing space.

FIXTURES AND MOULDINGS—

Aim at simplicity. Think of the dust.

Have plenty of cupboards.

WINDOWS—

See that your windows can be opened in all weathers, can be easily cleaned, and are big enough to see out of when sitting in the rooms.

OUTHOUSES—

Avoid back additions. They spoil the outlook and keep the air and sunshine from the windows. A place for tools and vegetables should, however, be provided without shutting out light and air.

GARDEN—

No garden, no home.

THE SURROUNDINGS OF THE HOME

Do not plan your town, suburb or village piecemeal. Think of the whole.

Do not build more than 12 houses to the acre in towns, or 8 to the acre in the country.

Do not neglect natural beauties in your scheme.

Do not cut down trees and uproot hedges.

Do not build in continuous rows of more than 4 or 6.

Economize in road construction by having narrow carriage-ways where there is little traffic, and have grass margins.

Vary the building line by—

Grouping houses round quadrangles and squares.

Setting back some houses behind the main building line.

Avoid back roads (alleys), which are unsightly and expensive.

Substitute passageways between the houses for the supply of coal and removal of refuse.

Remember the children. Give them a playground not too far from home. Let it be a real playing ground, not a flagged yard.

ENGLAND'S HOUSING NEEDS

An article in the London *Times* on the housing needs of Britain's great industrial centers states that Birmingham requires a minimum of 14,000 new houses and the Housing and Town Planning Committee of the City Council considers that 5,000 new houses must be built annually for the next 20 years.

For erection purposes in the next two years, 900 acres have been acquired to build 10 to 12 houses per acre; 80 such houses have already been planned and are expected to be completed by this fall. A public utility society is also reported to have purchased about 34 acres of land and proposes to obtain an advance from the Government of three-fourths of the total cost of acquisition, development of the site and building of the houses.

Practically every municipality and local council in the "Black Country" have submitted building plans to the Local Government Board. The town of Dudley, which built 300 model dwellings in 1915-16, has submitted schemes for another 500 houses; the Walsall Corporation has received sanction for a big housing scheme, and at Wolverhampton, where 1,000 new dwellings are needed for workers, the building of 674 will be started immediately. At Luton, a hat manufacturing center, the corporation has acquired 6 sites at a cost of \$220,000 on which 100 houses are to be erected, 12 to the acre.

The *Times* states that many Local Authorities have applied to the Local Government Board for official approval to start their

housing schemes for workers. There are reported to be about 18,000 such Local Authorities in the country, and up to the present 750 schemes, involving the erection of 128,000 new dwellings, have been submitted.

Manufacturers of building materials claim that the Government departments are doing what they can to hasten the production of raw materials for building purposes, but some time is expected to elapse before the production can be considered satisfactory. It is necessary for large brick works to increase their productive capacity, and for this, new machinery is required, which will take time to be made.

Regarding the housing situation in England, C. W. Barron, writing in the *Wall Street Journal*, says:

"England is running a gamut of debt and taxation and labor payments from the National Treasury that means ultimate disaster unless she quickly and solidly rebuilds her entire industrial structure in man, machinery and transportation.

"She is beginning with the essential machine—man. She is considering how to shorten his hours of work, strengthen him physically and mentally and increase his output.

"She has forbidden the raising of house rents upon her laboring classes during the war, yet increases rates and taxes. The result is that the Government must build not only 100,000 homes as planned a few years ago, but must financially assist in the construction of one million homes, unless her people are to be encouraged to emigrate.

"A million houses at an estimated cost of 600 pounds each means a national construction program that measures in money very nearly to England's pre-war national debt, which was just under \$3,500,000,000.

"I asked Lovat Fraser, the English economic and leader writer for the Northcliffe press, if my calculation was correct, and he said he could not dispute it. He added, however, that such a program could not be carried out except over a number of years. He said the first 300,000 homes, which were now being figured upon to cost nearly a billion dollars, would require 6,000,000,000 brick, and the annual brick-making capacity in Great Britain was now only 4,000,000,000.

"I learned from other sources, however, that England is en-

couraging tremendous imports of lumber and had signed up contracts of which the public hears nothing, for timber from all round the world—Scandinavia, British Columbia, etc. She is reaching out for timber as she is reaching out for oil, and she will build and sail and defend as never before.

“Lloyd George with his wonderful leadership has given her the keynote, and it resounds in all her constructive and up-building plans: ‘You cannot maintain an A-1 empire on a C-3 population.’

“The housing construction program begins with an increase in the local tax rate of one penny in the pound. Then the National Government advances money to the local government, which, after construction, pays it back as best it can from the penny in the pound tax and the rents. But the return of the money is not so important as provision for sanitation and the safeguards against crowded tenement construction. The law permits only 8 to 12 houses per acre, as compared with present construction of 50.”

WOMEN DEFINE HOUSING STANDARDS

There has been a notable tendency in Great Britain in the past few years to seek the advice and consult the wishes of women in the matter of housing, more particularly in respect to the design and equipment of the house as it affects her own comfort and convenience and the health of herself and family. This tendency was given official recognition when the Housing Committee of the Ministry of Reconstruction named a Women’s Housing Sub-Committee to consider the after-the-war housing problem from the woman’s point of view. The report of this Committee, which was submitted in January of this year, is a most interesting document. Its conclusions are epitomized in the following recommendations:

1. That the superficial area of the house should be increased beyond that usual in the past.
2. That a high standard of material and workmanship should be an essential condition in the new housing schemes.
3. That the wide frontage type of house should be adopted whenever possible as giving more light, air and sunshine, and allowing more convenient planning than the narrow-frontage type.
4. That in planning a house the most careful consideration

should be given to aspect—in particular to the aspect (outlook) of living room, (kitchen) and larder.

5. That the planning of the neighborhood in which the house is situated should be considered equally with the planning of the house itself; that such planning should include provision not only for private gardens, but also for playgrounds and social centers; and that full attention should be given to the organization of the resources available for social and intellectual development.

6. That a parlor should be provided in almost all cases in addition to the living-room (kitchen), but that its provision should not detract from the size of the living-room.

7. That the provision of a bath in a separate bathroom is essential in every house and flat.

8. That an adequate but simple system of hot and cold water supply should in all cases be provided and connected with the bath and sink.

9. That increased attention should be paid by architects and builders to the principles of ventilation as applied to houses, and that in view of the possibility of central heating coming into more general use, the question of ventilation of rooms heated from radiators should be especially investigated.

10. That a cheap supply of electricity for domestic purposes should be made available with the least possible delay.

11. That the published registration of landlords should be compulsory.

12. That some system of sanitary certification by the Medical Officer of Health should be made compulsory before a house which is designed for one family is allowed to be occupied by more than one.

13. That an improvement in the water supply of country districts should receive prompt attention from the Government as a matter of national urgency; that pending such reform all new cottages should be provided with an internal

water supply even if this has to be obtained by means of a pump.

14. That where there is no drainage system, the number of cottages to the acre should be limited to four.

RENT CONTROL IN GREAT BRITAIN

Very shortly after the cessation of hostilities, when all after-the-war problems began to loom high, Great Britain began a serious consideration of the effect of the removal of war-time rent restrictions. Labor organizations and certain housing bodies began agitating for an indefinite extension of the Rent Act in order to avoid a great advance in rents at a time when the working population, because of unsettled labor conditions, would be least able to cope with it. It was pointed out that owing to the house shortage, the genral level of rents—should restrictions be removed—would tend to rise to the economic rentals of the new houses now in course of erection, a rental which will be high because of the great cost of labor and materials. It was estimated that this rise would amount to from 45 to 100% and would affect between 7 and 8 million houses in the United Kingdom (namely, those now covered by the Rent Act).

A Committee accordingly was appointed by the Ministry of Reconstruction, with the Hon. Lord Hunter as its Chairman.

On Dec. 31, the Committee issued the following Recommendations which have since been embodied very largely in an Act of Parliament which extends the period of application of the Rent Act, with certain amendments, to the spring of 1921:

(1) The present Acts should be continued with modifications for a period of three years from the termination of the war.

The following increases in mortgage interest and in rent should (upon notice being given in an approved form), be permitted to mortgagees and owners of existing houses who, but for the statutory restrictions, would be otherwise free to demand them:

(a) *Mortgagees* should be entitled, in cases where the standard rate of interest is less than 5% to an increase (a) at the end of 6 months after the termination of the war, of an amount not exceeding $\frac{1}{2}\%$ and (b) at the end of an-

other 12 months, of a further amount not exceeding $\frac{1}{2}\%$, but with a maximum of 5%.

(b) *Owners* should be entitled to increase their rent, at the end of 6 months after the termination of the war, by an amount not exceeding 10% of the rents exclusive of rates.

At the expiration of another 12 months they should be entitled to increase their rents further by an amount not exceeding 15% of the present rents, exclusive of rates, upon obtaining a certificate from the Local Authority to the effect that the house in respect of which the increase in rent is contemplated is, at the time of the certificate, in reasonable tenanted repair and conditions.

(2) In the case of agricultural cottages, if in any district the standard rent with the addition recommended by us, be less than the value for the time being fixed for a laborer's cottage for the purposes of calculating the benefits which may be reckoned as payment of wages in lieu of cash in the case of any minimum rate of wages under the Corn Production Act 1917, then that value should be taken as the maximum rental for the time being under the Increase of Rent, etc. Acts.

(3) The County Court should have power to vary the "standard rent" in certain particular cases.

(4) In cases where a person has purchased a dwelling house since the 30th September, 1917, and requires the premises for his own occupation . . . a County Court judge should have power . . . to make an order for possession if, after consideration of all the circumstances, including the presence or otherwise of suitable alternative accommodation, he shall consider it reasonable.

(5) The restrictions should not apply to houses built hereafter.

(6) The "ratable values" of houses falling within the Acts should not be increased during the continuance of the restrictions, in consequence of the additions to rent which we recommend should be permitted; houses built hereafter should be put into as good a position as regards rating as similar existing houses; and certain other alterations should be made in regard to rates and taxes.

EWART G. CULPIN IN NEW YORK

Announcement has been made of the resignation of Ewart G. Culpin as Secretary of the English Garden Cities and Town Planning Association, a position which he has held since 1906. Mr. Culpin's services to the Association and to the cause of housing and town planning and the Garden City movement are well known to the many members of the National Housing Association. He is leaving the Association in order to take up advisory and administrative duties in connection with a number of the most important industrial housing schemes that have yet been undertaken in Great Britain. It is to his inspiration and advice that many of the existing Garden Suburbs and Villages owe their origin and success. He has been succeeded by C. B. Purdom, the well known student of the Garden City movement.

INTERNATIONAL GARDEN CITIES ASSOCIATION ANNUAL MEETING

The International Garden Cities and Town Planning Association held its annual meeting on May 13th at 3 Gray's Inn Place, London. The principal topics considered were the policy of reconstruction for the devastated districts and the proposed Memorial City. One of the interesting features of the session was Mr. Howard's report on the scheme near Lyons.

A NATIONAL HOUSING CAMPAIGN FOR GREAT BRITAIN

For the purpose of arousing public opinion in Great Britain to a point where it will demand action by its Local Authorities in the undertaking of extensive housing schemes to meet the present great need, the Garden Cities and Town Planning Association under the leadership of C. B. Purdom has undertaken a national campaign which it estimates will cost a minimum of 10,000 pounds, the greater part of which sum is to be expended within the next 18 months upon special educational work.

To make the campaign effective full-time organizers have been appointed in Yorkshire and the North-Eastern Counties, Lancashire and the North-Western Counties, the Midlands, the Eastern Counties, the Western Counties and the London District. The

duty of these organizers is to assist in the formation of Local Advisory Housing Committees, to arrange for reports on local conditions, to give lectures and to keep in touch with the Housing Commissioner for the district.

As a part of its campaign literature the Association has printed a number of effective dodgers setting forth the needs and the approved methods of meeting them. It has also published several handbooks for speakers and has organized a speakers' bureau and inaugurated a series of lectures by housing experts for the information of speakers and students of housing.

It recently held at the Alhambra Theater, Leicester Square, the first moving picture exhibition of housing schemes. The exhibition included pictures of Port Sunlight, Bournville, Letchworth, Hampstead Garden Suburb, Well Hall, Gretna, the scheme for Thameside, London, and the War Seal Homes for totally disabled service men.

One of the most noteworthy steps taken to promote the success of the campaign was the incorporation with the Association of the National Garden Cities Committee, a Committee which had been founded as an independent body at the end of 1917 for the purpose of advocating the application of the Garden City principle to after-the-war housing. The original members of this Committee have become members of a Committee of the same name and with the same objects under the Garden Cities and Town Planning Association, and a new campaign for the Garden City principle as a national housing policy has resulted from this union of forces. The chief worker in the new movement, C. B. Purdom, the author of the book "Letchworth, the Garden City," has become the Secretary of the Association, succeeding Mr. Culpin, and will give special attention to the new work. It was the original National Garden Cities Committee which last year published the very interesting pamphlet "Garden Cities after the War," previously reviewed in *Housing Betterment*.

COMPULSORY TOWN PLANNING

Prof. S. D. Adshead in his Presidential address at the recent English Town Planning Institute advocated that a measure of compulsion be incorporated in the existing Town Planning Act. He said:

"There is a crying need for a better and amended Town Plan-

ning Act; with such a measure the propagandist would have a better chance of spurring the delinquent Authority on. In view of the changed conditions of the times, and the general attitude of the public towards disciplinary legislation, I am not at all disinclined to think that some measure of compulsion might not be a bad thing. Perhaps there might be a set period of 10 years, by the end of which period every Local Authority should have its town plan. I think that any such form of compulsion should carry with it an offer to be relieved of much of the responsibility by the Central Authority, and that compulsion should have reference only to a limitation in time."

ENGLISH LABOR AND HOUSING

The English Labor Party and the Independent Labor Party have actively supported and urged the movement for better housing—and particularly for Garden Village schemes, as one of the vital reconstruction measures. Some of the local labor organizations have taken the initiative in the promotion of the movement. London labor has been very much interested in the housing proposals adopted by the London County Council. For 18 months the London Labor Party pressed the County Council to call a conference of Greater London Housing Authorities; failing up to that point with the County Council, the Executive of the Labor Party met the President of the Local Government Board on March 21, 1918, and asked him to take the initiative.

The result was that arrangements were made for the Housing of the Working Classes Committee to discuss the matter with the Metropolitan Borough Councils and hold conferences with the local authorities whose areas surround the county; and (2) that, subject to the Government doing certain things, 3,500,000 pounds were to be spent during the seven years which follow the war, on the development of existing London County Council estates, the clearance of insanitary areas, and the erection of new buildings.

Following this action, Herbert Morrison, Secretary of the London Labor Party, issued a memorandum advocating the development of a series of Garden Suburbs within a radius of 30 miles of the city as against the clearance of congested districts within the city and the erection of "model tenements."

At its 17th annual Conference at Nottingham, on January 24,

the English Labor Party adopted the following resolution proposed by the North Herts Labor Party and seconded by the London Trades Council :

“That this Conference demands that steps shall be taken by the Government, without further delay, to arrange in conjunction with the municipalities and put into force a National Housing and Townbuilding Scheme, which will secure to every citizen the best home and working surroundings at a rental within the means of wage earners, and bring the social advantages of town life within reach of the rural workers ;

“That overcrowding in the large towns shall be relieved by the establishment of new towns and the reconstruction of the smaller existing towns on Garden City principles (including the reservation of a stretch of open country all around, the wide spacing out of houses and factories, the provision of gardens, allotments and small holdings, and the installation of the most modern power plants and labor-saving industrial facilities) ; land for this purpose to be compulsorily acquired and development financed by the State, and the whole enterprise in each case to be administered by a municipal authority or non-profiteering democratic body in the interest of the local community ;

“That pending the full operation of this scheme, Local Authorities shall be compelled to prepare Housing and Town-Planning schemes for the provision of self-contained houses with gardens, the opening up of congested areas, and the creation of new park lands ;

“And that where houses are urgently needed, war restrictions shall be removed and building at once begun, either by the Local Authority or by the Government.

“In all such schemes provision shall be made for consultation with representative working women.”

The Independent Labor Party at its 26th annual Conference at Leicester on April 2, on motion of the Letchworth Branch, adopted the following :

“This Conference is of opinion that in order to meet the enormous shortage of houses, to check the growth of large towns, to provide good home and working surroundings for the people, and to bring the advantages of town life within reach of as many rural

workers as possible, the housing schemes after the war shall take the form of the establishment by the State of a large number of Garden Cities—that is, towns built on land owned by the community, limited in size and population, and possessing a permanent reservation of rural land all round them, carefully planned so as to avoid crowding of houses and factories, and equipped with the best modern labor-saving industrial plant; the whole of the urban area and rural zone being administered by municipalities or democratic non-profit making bodies on behalf of the community. For this purpose the Government is urged to put in hand the necessary enquiries at once, and to arrange for the compulsory acquisition of suitable sites and the provision of adequate funds for development and building. Existing small towns which are suitable for adaptation to modern requirements should be included in the scheme, but further building in large towns should be discouraged, except in so far as existing overcrowding renders it urgent, pending the creation of these new centers of industry.”

In August, 1918, a Labor Housing Conference was held at Derby at which the Amalgamated Society of Engineers introduced the following resolution, which was seconded by The Derbyshire Miners' Association:

Resolved—That in order to meet the enormous shortage of houses, it is essential that the Government take immediate steps to prepare a national housing and town-building scheme for putting into operation at the end of the war; that such a scheme should provide that overcrowding in the large towns be relieved by the establishment of new towns and the reconstruction of the smaller existing towns on Garden City principles, which include the reservation of a stretch of open country all around, the building of houses (not exceeding 12 to the acre) adapted to local circumstances and soundly constructed, the provision of allotment gardens and small holdings, the erection of healthy factories, and the installation of the best modern industrial facilities, by which means the best homes and working surroundings will be secured at a rental within the means of wage-earners, and the social advantages of town life will be brought within reach of rural workers; land for this purpose to be compulsorily acquired at present ratable value without delay, and development financed by the State;

the whole enterprise in each case to be undertaken in conjunction with a municipal authority.

CANALS AND GARDEN CITIES IN SCOTLAND

Captain George C. S. Swinton, advocating the extension of canal traffic in England and Scotland by a water connection between the Forth and Clyde, advocates also in connection with the scheme, the building of a complete industrial Garden City. The new canal, Captain Swinton points out, deep enough to take the biggest ships of the world, would open up unequalled new industrial districts, at one-tenth of the cost of existing facilities and would present the opportunity for a real town plan and the building of a real Garden City, a model of what town architecture should be, embracing the advantages of the countryside but still in harmony with life and throbbing with energy, and through it eastward and westward would pass the greatest ships of the world, bringing the nations' merchandise.

THE COMMUNAL KITCHEN

"The success of the communal kitchen in war time," says the *Garden Cities and Town Planning Magazine*, "has proved that its application to the practical problems of housekeeping in peace time is not only desirable but necessary with the enforced economy which must be practised by everybody.

"Such aids to cooperative housekeeping as have been practised at the Hampstead Garden Suburb and Letchworth Garden City deserve the very closest consideration. Meadway Court was the last work of the late G. L. Sutcliffe, the architect to Copartnership Tenants Ltd., and was finished only in 1915. The block consists of 55 flats, at rentals ranging from 20 pounds to 85 pounds a year. There is a club run by the tenants themselves, with dining halls, billiard room, reading room, kitchen, etc., providing communal catering and recreation, which is much appreciated by the tenants.

"It is hardly possible to mention the Hampstead Garden Suburb without some allusion to the Institute, which plays so large a part in the life of the Suburb, where the regular program of winter plans includes demonstrations of war-time cookery and the practical garden for the war-time allotment holder."

OVERCROWDING AT LETCHWORTH

At the fourteenth general meeting of the First Garden City Limited—Letchworth, England—the following report on the health of the city was given :

“With regard to the health of the town, the Chairman is pleased to say on the authority of the Medical Officer of Health that Letchworth fully maintained its reputation as a health center, although during the war there was necessarily much overcrowding. This was owing to the wise provisions upon which Letchworth was founded, restricting the number of houses to the acre. It was an eloquent testimony to the advantage of town planning upon Garden City lines—you may overcrowd your houses, but if the houses themselves are not too close to each other, you do not have the same deteriorating effects ; and this was at a time when such a striking example is much needed.”

PHYSICAL DEFECTS OF BRITAIN'S ARMY

Some interesting results of the work of the Medical Department of the English Ministry of National Service given in an article in the *British Medical Journal*, September 28, 1918, are worth noting.

“Between January 1st and August 31st, 1918,” says the *Journal*, “the number of medical examination conducted by the National Service Medical Boards in Great Britain amounted to 2,080,709. Of the two million men examined, not more than 36% or 37% were placed in Grade 1—that is, approximately only one in every three had attained the normal standard of health and strength, and was capable of enduring physical exertion suitable to his age. The remainder—more than a million and a quarter—did not reach this standard.”

Commenting on these figures the *Garden Cities and Town Planning Magazine* remarks, “While it has not yet been possible to work out the details of this great mass of medical examinations, the preliminary results indicate that preventable disease is responsible for the bulk of these physical disabilities, and demonstrate the ravages which industrial life have made upon our real national capital—the health and vigor of the population. Too little food, too long hours of work, too little sleep, too little fresh air, too little

play, too little comfort in the home are evidently the chief factors concerned in producing this mass of physical inefficiency with all its concomitant human misery and direct loss to the country."

WHAT IS A GARDEN CITY?

Writing in a recent issue of the *Garden Cities and Town Planning Magazine* under the heading "A Note on the Term 'Garden City,'" Harold E. Hare gives the following definition of a Garden City in the English acceptance of the term:

"A Garden City is a small town organized for modern industry; of a size that makes possible a full measure of social life; surrounded by a permanent belt of rural land; the whole of the land being in public ownership."

Another interesting definition is that found in the Resolutions adopted by the Independent Labor Party at its 26th Annual Conference at Leicester on April 2 (see page 13).

GOOD HOMES AND GOOD WORKERS

"The most skilful and reliable workers," says D. Milne Watson, managing director of a big English gas light and coke company, writing in the *World's Work* of the women employed by that company, "are usually found to be those who come from the small villa districts of London, particularly those east of the East End, while the slack and shiftless among them are generally the product of a tenement area. That is, I think, quite a striking argument in favor of housing reform, and the cultivation of the 'home sense' in our schools."

AN ENGLISH EXPERIMENT WITH UNIT BUILDING

During the War, F. H. Crittall, Managing Director of the Crittall Manufacturing Company, one of the large English building and contracting concerns, acted as joint chairman of the East Anglian Munitions Committee, which under the guidance of the Ministry of Munitions, was responsible for the production of munitions in that area. At the same time he acted on one of the Committees of the Ministry of Reconstruction, and his experience in the building trade prompted him to see if it were possible to

apply the modern production methods of shell-making to the cottage problem.

A suggestion to this end was placed before Dr. Addison, of the Housing Committee, in the early part of 1918, that the Crittall Company should, at its own expense, build a pair of houses which, while lending themselves to modern production methods, were to be decent, habitable dwellings. Evidence was given before various Committees and, consent being obtained, the cottages were started July 30, 1918. C. H. B. Quennell and W. F. Crittall were the architects and William Matson was clerk of works.

Gravel being obtainable on the site selected for the cottages, it was decided to use concrete blocks made on a special "Winget" machine. The object of the experiment was to standardize not the cottage as a whole, but the method of its construction and building—to illustrate the economy to be effected through building to dimensions, the multiples of which should constitute the building "unit."

In this instance the unit adopted was 1 metre and in planning it was arranged that all walls were centered on unit lines. The concrete blocks of which the walls are built measure $\frac{1}{2} \times \frac{1}{4} \times \frac{1}{8}$ unit less the thickness of one joint each way.

The practical conclusions which have been deduced from the experiment are that:

(1) The system tends to economy in that it eliminates cutting and waste. It in no way detracts from the interest the men take in their work; there is no great fun in continually fiddling with parts which do not fit into place, and such waste of labor is saved. The workman is then left free to see his work grow rapidly and can "make a show."

(2) The cost of this pair of cottages cannot be taken as a criterion because they have been built in an experimental way, but the company is advised that, notwithstanding this, the amount which has been so spent is not in excess of prices which are now being paid for cottages with less accommodation, but built in large numbers. It is estimated that under similar conditions the employment of a proper unit system might reduce costs from 25% to 30%, and it is hoped to achieve this in a larger scheme which is now in hand for the Clock House Estate at Braintree.

(3) The system lends itself readily to planning and estimating. The architect in designing can rapidly estimate superficial areas and cubical contents.

The system is completely described in an attractive booklet, "An Example of Unit-building Carried Out by the Crittall Manufacturing Company at Braintree, Essex," published by the Company.

WHAT ENGLAND IS DOING

Much news has come to us haphazard of what England and particularly the English Government is doing in the matter of providing after-the-war housing. What actually has been done and what is projected can be reviewed with greater authority since the arrival in this country of a complete file of reports and other literature together with copies of sundry bills which represent the conclusions and recommendations of various official and semi-official bodies which have been working on the problem the past two years.

In July, 1917, the President of the Local Government Board, Mr. W. Hayes Fisher, appointed a Committee—which has since become known as the Tudor Walters Committee, from the name of its Chairman—"to consider questions of building construction in connection with the provision of dwellings for the working classes in England and Wales, and report upon methods of securing economy and despatch in the provision of such dwellings." In April, 1918, the scope of the Committee's work was extended to cover Scotland, upon request of the Secretary of the Local Government Board for Scotland.

The President of the Local Government Board in addition sent a circular letter to all the Local Authorities in England and Wales asking them to make surveys of the housing needs within the territory under their jurisdiction and to report. The replies to this letter are summarized in the opening paragraph of the Tudor Walters Report—which was submitted in October, 1918, as follows:

"The replies . . . indicate that, according to the estimates of Local Authorities, about 300,000 houses are needed to make good the shortage of working-class houses in England and Wales. A similar letter was issued by the Local Government Board for Scotland, and the returns give a shortage of 109,000 working-class

houses in Scotland. If the present low standard in many localities were only slightly raised it would probably add another 200,000 to the requirements of Great Britain. At a moderate estimate, therefore, it may be taken that the present need for working-class houses in England and Wales and Scotland is at least 500,000 houses. In 1905, the number of houses built, under 20 pounds per annum rental value, was 99,905 in England and Wales and 12,933 in Scotland. The figures in 1912 fell to 44,821 for England and 1,429 for Scotland, and in 1913 rose slightly to 45,632 for England, and 2,491 for Scotland. An examination of figures over a period of years shows that to meet the housing requirements for the normal increase in population and to take the place of houses demolished, an annual supply of at least 100,000 new houses is needed. It will therefore be seen that the leeway of 500,000 houses has to be made up in addition to the ordinary demand of 100,000 per annum."

Attention was called in the Introduction to the Report to the formidable problem presented by the meager supply of building materials and the need for increasing facilities for production of such materials. Two members of the Tudor Walters Committee served simultaneously upon the special committee set up by the Ministry of Reconstruction on the Building Industry after the War, the report of which is touched upon elsewhere in Housing Betterment. The need for organization and coordination of labor for building purposes is also dwelt upon, and standardization of building units and equipment as against the standardization of house design is given consideration.

The most important general recommendation of the Committee—which has already been carried into effect—is contained in the concluding paragraph of the Introduction:

"The critical period in industrial housing will be the first 12 months after the declaration of peace, and during that time it is probable that the lines upon which Industrial Britain will be rebuilt will be laid down. If the policy adopted is merely a reversion to pre-war methods with the addition of State loans and doles, the result will be but little improvement upon the past. If, on the other hand, a bold and enlightened policy is pursued, by which all the housing agencies including Local Authorities, Public Utility Societies and the best form of private enterprise have their due

and fitting place under the supreme direction of a well-organized and efficient Central Department, we may in the future, instead of gloomy streets and squalid dwellings, spacious suburbs with convenient and attractive houses designed by competent architects, with districts planned so as to provide the amenities of healthy social communities."

The report then proceeds with a detailed consideration of Statutes regulating estate development and house building and the various aspects of building and development under the following heads: Sites, Lay-out and Development; Accommodation and Economy in Its Provision; Conversion of Existing Buildings for Working-class Occupation; Communal Services; Economy in Construction; Supply of Building Materials and Labor; Organization.

The report concludes with a series of recommendations concerning each of the above subjects.

Its recommendations in regard to statutes and by-laws form the basis of the Housing and Town Planning legislation now pending in Parliament, the main object of which is to simplify procedure for Local Authorities.

After this Committee had reported and the legislation above referred to had been introduced in Parliament, the Local Government Board published a housing manual which has also been received in this country—called the "Manual of the Preparation of State-Aided Housing Schemes," which contains many useful notes and illustrations, both general and technical, for the use of Local Authorities who are considering after-the-war housing schemes. It contains also 12 typical plans, the publication of which at this time is regretted by the Garden Cities and Town Planning Association, which expresses the wish that the Local Government Board had awaited the conclusion of its competitions for new cottage designs, as the designs printed are those of types which have bad features that should not be propagated.

In the meantime, early in 1918, the Ministry of Reconstruction had named a special Housing Committee under the chairmanship of The Rt. Hon. Henry Hobhouse "to consider and advise on the practicability of assisting any bodies or persons (other than Local Authorities) to build dwellings for the working classes immediately after the War, whether by means of loans, grants or other

subsidies, and whether through the agency of State or Municipal Banks or otherwise."

The final report of this Committee appeared in February, 1910. One of the very unique and valuable documents coming from this Committee is the report of the Women's Housing Sub-Committee reviewed elsewhere in this issue of Housing Betterment.

A very interesting concise summary of what has resulted from the recommendations of these Committees and what is being done by Local Authorities and others is contained in the March, 1919, issue of the Garden Cities and Town Planning Magazine. It is as follows:

(1) By the Government—

The Local Government Board announces that the administration of the Government Housing Scheme will be entrusted to a Chief Commissioner in London and 8 District Commissioners of Housing throughout England and Wales. These will be men of wide knowledge and experience of housing, and they will have important discretionary powers, as well as adequate technical staffs at their disposal. The Commissioners are now being appointed, Sir James Carmichael has been appointed Director-General of Housing.

A Manual will be issued [it has since been issued as indicated above] by the Local Government Board for use by Local Authorities and others as a guide to them on how to proceed with the proposed schemes. Practically all the essential house fittings are being standardized, including doors, windows, kitchen ranges, baths, bolts, locks, door handles, the general fittings, designs of which have been prepared and samples chosen. The Ministry of Munitions will place orders for these standard fittings, and where practicable existing munitions factories and works will be used to produce them, to provide employment for as many munition workers as possible. A proposal is under consideration for the holding of a trades exhibition for the firms concerned in the erection, equipment and furnishing of cottages.

The Board, acting in conjunction with the London County Council, is making arrangements for the erection in London of a village of model houses. Each house will be a complete model for the guidance of Local Authorities throughout the country, both

as regards architecture, style and internal arrangements. The houses will be erected from the plans which won the premiums in the recent competition instituted by the Royal Institute of British Architects.

The general policy adopted by the Board will be on parallel lines to the Tudor Walters Report, and to the suggestions put forward by the National Housing and Town Planning Council. An important decision is that the housing schemes will be approved by stages and thus save a great amount of unnecessary work. The first stage will be concerned with the purchase of the land, the second with the layout of the site, the third with the designs and types of houses to be erected. It is reported that relief will be given for a period of years in respect of rates on new houses built under a certain value.

The Board proposes to issue progress reports to the public, giving particulars of the housing schemes submitted and the stages they are in.

Dr. Addison has stated (Daily Mail, Feb. 5, 1919) that "sympathetic consideration may be given to schemes of public utility societies which are not strictly 'working class,' so that middle class needs may receive prompt attention."

(2) By Local Authorities—

Under this head the Magazine enumerates the number, extent and estimated cost of housing enterprises which are proposed or already under construction in 23 boroughs under the direction of Local Authorities and other bodies.

ACQUISITION OF LAND FOR PUBLIC PURPOSES

Of important bearing on the after-the-war housing enterprises of Great Britain are the recommendations contained in the reports of two Committees of the Ministry of Reconstruction in addition to those of its Committee on Housing elsewhere reviewed in Housing Betterment. One of these Committees is that "Dealing with the Law and Practice Relating to the Acquisition and Valuation of Land for Public Purposes" and the other is that on the "Building Industry after the War."

Foreseeing that large schemes for providing housing would have to be undertaken by certain public authorities and taking into

consideration extensive proposals for the development of agriculture and forests for reclamation, for drainage of land and for the encouragement of productive industry, the increased use of electricity and water power and the approaching development of aviation for commercial purposes, the Committee on the Acquisition of Land concludes that "it will be essential that the particular pieces of land most suitable for the particular purposes should be made available in the public interest."

Hence it has recommended not only that any Public Department or Local Authority on which Parliament has imposed a duty the performance of which involves the acquisition of land, should be able to acquire land compulsorily by some simple and expeditious procedure, also that "any private company or individual who can prove to the satisfaction of a suitable Independent Authority that his 'undertaking' serves a public purpose, should have similar facilities for the acquisition of land."

Much of its report has to do with outlining its suggestions for the constitution and the powers of such an "Independent Authority" which it terms a "Sanctioning Authority" and which it recommends shall be created not on Departmental Lines nor on the lines of a Standing Commission, but along lines as nearly as possible analogous to present Parliamentary Committees. It further recommends that such an Authority should be composed of men of general experience and broad common-sense views and that they should be empowered to give a conclusive decision on all aspects of a scheme involving the acquisition of land so as to eliminate the waste of time and energy involved in the discussion of a series of particular sanctions. As regards the general question of Parliamentary Control over decisions of the Sanctioning Authority, the recommendation adds, "Parliament should, in principle, be responsible for the decision of the case. But the decision of the Sanctioning Authority should be final as far as possible; and we think that Parliament might dispense with any direct control in all cases where no question of policy is involved."

As the result of its twelve months' investigation—November, 1917, to November, 1918—the Committee on the Building Industry after the War is satisfied that at least for the first two years after the war there is likely to be insufficient materials to adequately meet the demand and that the "transition period," which is defined as the period between the conclusion of the war and that

date at which there will be sufficient material available to meet the needs of all, may extend over more than two years.

The Committee, however, expressed itself as certain that the production of materials is capable of considerable increase and that steps to encourage that increase should be taken at once by the Government. Among the recommended steps it enumerates: Immediate provision of labor to get and prepare earth for the making of stock bricks; immediate facilities for repairs, renewals and restoration of works; release from Government occupation of brick yards now occupied for storage; securing of adequate supplies of raw materials; scrapping of inefficient plants and introduction of more modern appliances and increased use of machinery; use of local materials wherever possible; institution of scientific and industrial research in respective building trades; possibly, under certain circumstances, financial assistance by the State in extensions and equipment of works; standardization of fittings in all trades, especially for cottages, so that manufacture may proceed without delay.

For the purpose of rationing and controlling the supply of building materials to the best national advantage, the Committee urges the appointment of a Central Building Industry Committee, the personnel of which should include various County and Municipal representatives and representatives of the engineering and architectural professions and the various building trades.

THE WALLS OF PARIS TO FALL

"By authorizing the demolition of the wall of Paris and the cession of the site and the military zone outside the wall for city improvements, the French Parliament has just removed the principal obstacle to a 'Greater Paris,' " say the American Architect. "The city will thus obtain the room it needs and one of the most remarkable parks in the world.

"With a width of 250 yards and a length of 25 miles, the park will completely surround the city, adding one more to the circular systems of improvements that have successively taken the place of disappearing walls since the time of Philippe Auguste, which show the growth of the city as rings mark that of the oak.

"The demolition of the wall will release 1,150 acres of ground, of which 300 acres will be taken up by new streets, boulevards, railroads and canals. The suppression of the military zone will

make available 1,875 acres of space, of which 1,750 will be devoted to the new park, constituting a third of all the park area of the city. The rest of the space will be utilized for the erection of a permanent exposition building between the gates of Saint Cloud and Auteuil.

"This improvement will involve the suppression of the 60 "gates" of Paris. New and wider thoroughfares will connect the city with the suburbs and, eventually, most of the immediately neighboring communes will be incorporated in the greater city.

GARDEN CITY MOVEMENT IN FRANCE

In spite of the almost insurmountable obstacles resulting from the War, marked progress has been made during the past three years in the Garden City movement in France. There are now in France 14 organizations working to promote the construction of low-cost houses and to develop Garden Cities. An endeavor is being made with every hope of success, to group all 14 in a single federation for the purpose of advancing the whole movement in France.

CRITICAL HOUSING SITUATION IN PARIS.

The interesting report of the Cheap Dwellings Bureau of the Department of the Seine, from July 10th, 1916, to December 31st, 1918, recently received in this country, points out the extremely critical housing situation in the suburban districts around Paris, and tells of the plans of the Bureau for meeting the crisis. As a result of the almost total lack of any kind of planning or regulation, the suburbs of Paris have grown up in a haphazard and unregulated manner with the result that the over-crowding, the unsanitary conditions, the amount of disease and the death rate have become appalling. The report contains four interesting maps of the Department of the Seine (the Department containing Paris and its suburbs), one showing the density of population by communes (corresponding somewhat with our wards), the death-rate, tuberculosis incidence rate and over-crowded housing conditions. The death rate from tuberculosis and the proportion of badly housed people is greater in many parts of the suburbs than in the heart of Paris. The density of population in the suburban districts of Paris is two times and a half as great as that of the suburbs of London.

The failure on the part of the corporations controlling the transportation facilities to provide proper transportation to the suburbs of Paris is bitterly arraigned by M. Henri Sellier, who has taken the leading part in the work of the Bureau and is serving as its Director. M. Sellier claims that this failure on the part of the transportation companies has contributed as much as the lack of planning and the stoppage of building due to the War in bringing about these housing conditions and the excessively high and constantly increasing rents in suburban Paris. In recent years the suburbs have been built up with multiple dwellings and with furnished-room houses. Many of these furnished-room houses are unsanitary and unhealthful. "The suburbs congested and overcrowded in many sections, possess all the unsanitary features of the most wretched and densest parts of the capital," says M. Sellier. All of these conditions have been greatly aggravated as a result of the constant pouring in of refugees from the devastated regions of France and of the influx of workers from the Allied countries. While the general death rate in France is 17 per thousand and that of the city of Paris proper 17 $\frac{1}{10}$ per thousand, for *suburban Paris* it is 21 *per thousand*—that, compared with the general death rate in England of 15 $\frac{5}{10}$ per thousand and of Greater London of 13 $\frac{1}{10}$. In 1911 out of 56 Communes in greater Paris, 40 had a death rate higher than that of Paris proper.

CHEAP DWELLINGS BUREAU—DEPARTMENT OF THE SEINE.

These conditions, although greatly aggravated during the period of the War, had begun to develop long before that time. In 1912 an enabling act was passed providing for the creation of government bureaus of Cheap Dwellings. As a result of the diligent work of M. Sellier a special bureau was established called the "Cheap Dwellings Bureau of the Department of the Seine" for the purpose of promoting the improvement of existing housing conditions, the construction of workingmen's homes and the development of Garden Suburbs in the outskirts of Paris. This was done in July, 1915. In 1916 M. Sellier presented to the General Council of the Seine a recommendation that two million dollars for the work of the Cheap Dwellings Bureau be included in the Government's budget for 1917. Outlining the situation that had arisen as a result of the War, M. Sellier pointed out that it had been impossible for the Cheap Dwellings Bureau of the Depart-

ment of the Seine to accomplish any great results up to December, 1916, because all of the energies of the nation were concentrated in defense of France. He placed before the council the pressing need of anticipating the conditions that would inevitably follow upon the close of the War and asked that the sum requested be appropriated, but not for the purpose of constructing houses, because with the materials of construction being requisitioned for war purposes and all of the manual labor available needed by the Government, it would be impossible to attempt to go ahead with any great amount of construction work. He said that it had been decided after the most careful study of the problem by the officials of the Bureau that the very wisest course it could pursue would be to expend the two million dollars requested, for the purpose of purchasing desirable sites in the suburbs of Paris, laying out and developing the land and then selling the lots for construction purposes to the local governments, to cheap dwellings societies of various kinds, or to individuals, with rigorous restrictions as to types of buildings, open spaces, set backs, etc., and also with restrictions for preventing land speculation.

The appropriation was granted at the end of 1916.

THE WORK OF THE BUREAU.

The Bureau immediately set to work effecting an organization with provision for five different committees, namely—

1. Committee on Architecture.
2. Committee on Finance.
3. Committee on Legal Matters.
4. Committee on Sites.
5. Committee on Publications and Records.

With the assistance of these committees the Bureau undertook to acquire desirable sites for Garden Cities. Six sites were purchased after very careful study and with the approval of the officials of the Department of the Seine. Each one of the sites is being laid out—parks, playgrounds, attractive wooded areas, community and business buildings have been planned in addition to a complete system of streets, sewers, water supply, gas, electricity and other necessities for such communities. It is planned to have the Bureau construct on each one of the sites purchased typical

detached and group houses which shall serve as models for purchasers of the other lots, to subdivide the remaining land into lots and to sell them with proper restrictions for their development with the expectation that they will be developed along lines carefully worked out in advance by the Bureau's architects. It is hoped that most of it can be sold to the communities or to cheap dwelling societies.

The critical situation which has arisen in Paris as a result of the enormous increase of rents has been one of the most important factors leading to the efforts of the Cheap Dwellings Bureau. One of the principal purposes of the plan they adopted of buying sites in different parts of the suburbs was to prevent private individuals from getting control of all desirable land and increasing prices. The Bureau was given the right to appropriate the necessary land where owners would not sell it at reasonable prices, to have the land appraised and give the owners the appraised value. Whatever methods may be used for the disposing of the lots for home construction, whether by selling or long-term leases of the land, the Bureau will endeavor to work out some plan which will retain for the community the unearned increment and prevent land speculation.

PLANS FOR THE GARDEN CITIES.

A vigorous effort will be made to have these Garden Cities conform in every respect with the very best that has been done in the Garden City movement up to date. All of the buildings to be constructed will be planned to fit in with the local architecture as well as with the habits and customs of the people. All of the natural beauty of the different cities will be retained and made use of to the greatest extent possible. The objectionable gridiron street lay-out will be entirely taboo, and curving, winding ways will take their place.

The principal arteries of traffic in the proposed Garden Cities will be wide enough to take care of all needs, but the paved part of the residence streets will be narrow, large spaces for light and ventilation between houses on opposite sides of the street being provided by set-backs.

A great deal of attention is devoted in the report to a discussion of the question as to whether the Garden City should be limited entirely to detached houses or whether they should include

also group houses and possibly some apartments. The conclusion is reached that from the point of view of low-cost construction it is essential to consider constructing group houses. M. Sellier seems to prefer the group house so far as the possibilities of charm and beauty of arrangement are concerned. He stresses the point that it is a great deal easier to get an attractive arrangement with group houses than it is with the detached houses no matter how many devices are used for preventing monotony with the latter. He comes to the conclusion also that since some people prefer to live in apartment houses and since they are convenient for certain classes like bachelors, widows, traveling salesmen and families without children, they should be provided in limited numbers and with careful restrictions as to the number of people to the acre, the percentage of the lot to be built upon, the size of the open space, the height of building, etc. To eliminate one of the disadvantages of the group house, namely the difficulty of getting from the street to the yard of the individual house, M. Sellier, following the recommendation of Unwin, the English expert, advises the construction of passage-ways leading from the front to the rear and built over on the second-story.

Detailed plans for each of the proposed Garden Suburbs are now being worked out. In a comparatively short time Paris will have six new Garden Suburbs.

With the probability that very soon 14 organizations in France like the Cheap Dwellings Bureau of the Department of the Seine will be joined in a single federation, the prospects for a rapid development of the Garden City movement in France are excellent.

BLEECKER MARQUETTE.

550,000 BUILDINGS TO BE REBUILT IN FRANCE

There are 550,000 buildings to be rebuilt in the devastated districts of France, according to statistics given the Chamber of Deputies by M. Lebrun, the Minister of Liberated Territories. Three thousand buildings were totally destroyed, while 250,000 were destroyed in part.

PROGRESS IN HOUSING IN ONTARIO

The total number of Municipalities which are now under the Housing Act is 66. They include the following places:

CITIES (16)

Windsor
 Fort William
 Galt
 St. Catharines
 Sault Ste. Marie
 Ottawa
 Sarnia
 Woodstock
 London
 Guelph
 Niagara Falls
 Brantford
 Stratford
 Port Arthur
 Welland
 Hamilton

TOWNS (28)

Sudbury
 Sandwich
 Hespeler
 Ingersoll
 Oshawa
 Ford City
 Cochran
 Trenton
 Sturgeon Falls
 Leamington
 Palmerston
 Perth
 Whitby
 Listowel

Bridgeburg
 Thorold
 Mimico
 Walkerville
 Midland
 Arthur
 Port Colborne
 Hawkesbury
 Paris
 Milton
 Leaside
 Iroquois Falls
 Niagara Falls
 Timmins

VILLAGES (13)

Port Dalhousie
 Madoc
 Port Credit
 New Toronto
 Elmira
 Point Edward
 Richmond Hill
 Fergus
 Port McNichol
 Milverton
 Beaverton
 Woodbridge
 Acton

TOWNSHIPS (9)

Etobicoke
 Neebing
 Brantford
 West Oxford
 Gloucester
 Guelph
 Stamford
 York
 Barton

It will be noted that Toronto which is the largest city in the Province has not come under the Act, preferring to finance its own housing. A Commission has been appointed in Toronto, consisting of five members, and a Manager secured. Already preparations are being made to begin a small number of houses. Throughout the rest of the Province the following are already building:

Brantford City and Township
 Cochrane
 Elmira
 Galt
 Madoc
 Midland
 Niagara Falls
 Ottawa
 Oshawa
 Port Credit
 Surbury
 Sturgeon Falls
 St. Catharines
 Sault Ste. Marie
 New Toronto

Windsor
Woodstock
Trenton
Sandwich
Ford City
Iroquois Falls

Port Credit, one of the suburbs of Toronto, is the first place to have houses completed and some 30 houses are almost ready for occupation.

The Director of Municipal Affairs, Mr. J. A. Ellis, estimates that between twenty and twenty-five million dollars will be required to finance the houses that will be built this year and next spring. At present, the loans are being made very largely to those who own their own lots and wish to build houses for themselves under the supervision of the Municipal Commission and of the Provincial authorities, but later on it is expected that building will be pretty much confined to large schemes which are now being planned.

Since the Federal Loan of twenty-five millions is divided according to population, and Ontario's share is, therefore, only about nine million dollars, it is expected that the Ontario Government will be compelled to finance housing to the extent of some fifteen million dollars this season.

The plans and the plotting of the houses on the land must be acceptable both to the Commission and to the Provincial authorities. Minimum standards set up by the Ontario Housing Committee are being insisted on in all building which is being done under the Ontario Act.

C. B. SISSONS,
Sec'y, Ontario Housing Committee.

DR. NADEAU BECOMES DIRECTOR OF HOUSING IN QUEBEC.

Dr. Émile Nadeau has been appointed Director of Housing for the Province of Quebec, which on March 17th sanctioned an act by which the Province will take advantage of the Federal loan for housing purposes. The portion of the Federal loan allotted to the Province of Quebec will total about \$7,000,000. It is Dr. Nadeau's purpose to have it used if possible for the promotion of 6 or 7 small model developments in different parts of the Province

as object lessons with a view to inducing the Government to put up more money at a still lower rate of interest.

The press of the Province hails the appointment of Dr. Nadeau as an indication that "the Provincial Government intends to embark on a real better-housing program."

"In the appointment of Dr. Nadeau of Quebec as Director of Housing for the Province," says the Canadian Municipal Journal, "the Government of Quebec has given tangible evidence of its keen interest in the housing problem of the workers. For many years Dr. Nadeau has preached the gospel of better housing in the city of Quebec, and because of his studies of the housing schemes of Europe and the United States on the spot, he spoke with authority. While essentially an idealist, the doctor has never lost sight of the practical side of housing, and just before the war broke out he had partially launched in the vicinity of Quebec a scheme for workmen's dwellings which would have done much to solve the present problem of housing in that district."

LABOR AND HOUSING IN CANADA

Through an article by Alfred Buckley, of the Town Planning Division of the Commission of Conservation, Canada, the Canadian Labor Gazette evinces enthusiasm over the Federal loan of \$25,000,000 for housing purposes—hailing it as a means of solving the housing problem for the working classes, if Labor will grasp the opportunity to form copartnership societies such as flourish in England.

"The Saskatoon Star stated recently," says the article, "that there is a movement among the carpenters' unions in Canada—and one in Saskatoon among others—to take advantage of the Federal loan to form building societies on coöperative lines such as those of the Copartnership Tenants of England, whereby plenty of labor, good wages and homes for their members may be secured at the same time, together with the saving on the builders' and contractors' profits, and the attention of labor unions and municipalities is called by the journal to the possibilities of the movement. Indeed it would be strange if the labor unions did not see the promise of the Copartnership Tenants. This movement has so amply justified itself in England that the Government has decided to supply 90% of the required capital to stimulate further the building operations of the societies.

"In this movement economic democracy is an accomplished fact, for whilst capital does—as it must—play a necessary part, it cannot possibly take on the aspect of tyranny. In the Federal loan—where the Provinces are wise enough to make use of it—there would seem to be a unique opportunity for the rise of a Copartnership Tenants' movement in Canada. The success of it would mean not only the building of houses, but the planning of areas of land on Garden Suburb lines where the social amenities of the best kind of building—made possible by all kinds of wise economies—would be within the reach of the working man, his wife and his children. . . .

"There should be in most schemes a principle of tenant ownership that should make allowance for the mobility of labor so that transference of tenant ownership should be reasonably easy. Otherwise the workman's increasing objection that he does not wish to be tied to a house will militate heavily against the best of projects. The pious argument that home owning tends to keep a man in the same place is full of danger. There is a suggestion of compulsion in it that does not agree with the present temper of labor. The truth that is in it must be persuasive and not compulsory. Hence there should be arrangement in tenant-ownership for easy transference of tenancy."

Defending municipal housing, Mr. Buckley asserts that the statement that it has never been a success is not borne out by facts.

"The report of the Local Government Board of England and Wales for 1913-14," he points out, "shows that 249 local authorities in England obtained loans for housing from the Government during the previous 23 years amounting to \$17,565,330. Of this sum no less than \$3,797,200 was loaned in 1914 to 124 municipalities. Eighty-two were included in the 249 as having a loan sanctioned for the first time. Thus in the only country where state housing has been carried on to a large extent, it has been done through the agency of the municipality. In the present great housing movement in England, now that the direct war housing has come to an end, the administrative responsibility for housing the working classes is placed upon the municipality, which is ultimately responsible for its slums if not for the present shortage of houses. The municipalities of England are freely acquiring land for housing purposes, and one city, Bradford, is so rich in municipal land that it can afford to plan for 10 Garden Villages in the outlying districts."

HALIFAX RISES FROM THE ASHES

Six weeks after the explosion of the munitions ship Mont Blanc in Halifax Harbor in December, 1917, a relief Commission was appointed. The ruins were cleared away and with builders working day and night, colonies of temporary houses sprang up on the Commons and Public Grounds of the city and some 5,000 people of the devastated area were more or less housed in a remarkably short time. Approximately 8,000 houses have been repaired. Industries that faced ruin have been sustained by aid in rehabilitation and permanent housing to the extent of some 700 homes is now rapidly nearing completion.

Immediately following the appointment of the Relief Commission that section of the city more or less completely destroyed by the explosion, comprising some 325 acres and now known as the Devastated Area, was set aside to be dealt with by the Halifax Relief Commission under statutory provisions included in the Halifax Relief Act.

Through the courtesy of Thomas Adams and under his constant supervision and criticism, Mr. H. L. Seymour, his able Assistant, has been almost continuously employed in the careful consideration and study of this particular area, with the result that definite boundaries have been fixed by survey lines, street grades have been established on all main thoroughfares, and building lines laid down for all properties throughout the area. Definite sections have been set aside for residential and industrial development, and areas fixed for First and Second Class construction.

The Halifax rehousing problem differed radically from that presented by the usual industrial town or housing development in that well developed streets had existed in this area before the explosion, and the water and drainage service in the streets was still intact, and must, if possible, be taken advantage of. The original city plan of this section having little or no regard for the ground contours, was naturally most unsatisfactory, with streets arranged on a hillside in rectangular blocks, so that the cross streets mounted straight up the hill at excessive grades with main thoroughfares only at the top and bottom of the slope, having no convenient means of communication between them.

In the study of the new Town Planning Scheme, it was decided to retain as many of the old streets as possible, preserving the existing water and service lines, and to introduce two new diagonal

thoroughfares crossing midway up the slope, so as to give communication at easy grades between the upper and lower levels.

On the original city plan of this district there were open spaces having a total area of approximately 5 acres but so located as to be of indifferent value. In the study of the new plan, Mr. Adams has abandoned these open spaces, absorbing them within the building area, the site of the old parks being exceptionally good locations for building purposes, while, due to their position and the contour of the ground, they are practically impossible as playground or satisfactory park lands. For open spaces other than streets and paved areas, Fort Needham, with an area of over 8 acres, has been acquired by the Relief Commission for a public park, while playground areas have been provided in the form of open spaces or courts of 300 feet in depth and 140 feet in width, forming the grass areas or open courts between the houses of the "Court Development"; 8 of these courts being provided in this particular development.

Building restrictions were carefully considered and established governing the spacing of houses and class of materials used in their construction. The subdivision of land acquired by the Commission has been adjusted on a unit of 120 feet, giving two 60-foot lots; three 40-foot lots, and in terrace groups, four 30-foot lots and even less.

A restricted building area permits only of the construction of the better types of buildings, having masonry, brick, concrete, or stucco walls with a fireproof material for the roof. Detached dwellings where of frame construction must in no instance be placed closer than 8 feet to the side lines of the property, thus giving a minimum distance between houses of this type of 16 feet.

General standards of building construction, standards governing the minimum size and heights of rooms, area of windows, stairs and clothes closets and general sanitation, etc., have been adopted and rigidly adhered to, the standards so fixed being practically identical with those accepted by the United States in connection with their permanent war-housing program.

Service lanes have been provided, containing all service features such as sewerage, water, gas and electric light. Lanes are 12 feet in width with curb and pavement in every instance.

The work of rehousing has divided itself into three parts, which are known as:

The Group or Court Development.
Frame Dwellings.
Individual Housing.

The purpose of the Group or Court Development was to give shelter to as many families as possible while their own permanent houses were being built and afterwards to provide dwellings which might be rented by those families who were tenants in the devastated area. It was decided to build dwellings of from 4 to 6 rooms each with bathroom, electric light and all modern sanitary conveniences and to arrange the buildings in short rows composed of 2, 4 and 6 dwellings each, on each side of a series of wide grass courts which would serve as playgrounds for the children.

Several tracts of land having been acquired by the Commission, 70 self-contained dwellings varying in size from 21 feet by 27 feet to 25 feet by 33 feet, were constructed simultaneously with the "Group Development" through the unrestricted part of the devastated area, these frame dwellings being completed and occupied in the course of 5 months' time.

In addition to the "Group" and "Frame" Developments 110 homes have been built, scattered throughout the area, designed to meet the individual need in each case and contracts covering the construction of 150 homes in addition to those already completed are being proceeded with in an energetic way. These homes vary in size, accommodation and cost in relation to each individual need and the size of house owned prior to the disaster. The individual homes are constructed of Hydro-Stone, stucco and wood.

For purposes of comparative cost, the local material and labor market were carefully studied and estimates prepared (using varying types of construction) of a detached two-flat house having 4 rooms and bath on each floor, with outside dimensions 28 by 29 feet, two full stories in height. Each type of construction investigated is indicated in the following table in order of cost beginning with the lowest. Since all interior finish such as lath and plaster, paint, finished woodwork, floors, etc., is applicable to each type and therefore practically unchanged as regards cost, consideration for comparative purposes has been limited to the several forms of wall construction only.

Considering the lowest priced construction as 100%, the comparative costs were determined as follows:

COMPARATIVE COSTS.

No. 1—Frame sheathing with shingle stain :

Exterior walls 2x4 spruce studs, sheathed on the outside with $\frac{7}{8}$ inch tongued and grooved spruce, covered with one layer of 1-ply prepared roofing, and shingled with No. 1 clear singles dipped and stained in creosote stain 100%

No. 2—Frame sheathing with dropsiding, painted :

Construction similar to No. 1 replacing shingles with spruce dropsiding painted three coats of lead and oil paint 100.5%

No. 3—Concrete pre-cast block :

Exterior walls constructed of two lug concrete blocks set in cement mortar 101.5%

No. 4—Frame sheathing, bishopric board and cement stucco :

Exterior walls 2x4 spruce studs, sheathed on outside with $\frac{7}{8}$ tongued and grooved spruce, Bishopric stucco board and finished with cement stucco 104%

No. 5—Frame sheathing, furring, lath and cement stucco :

Exterior walls 2x4 spruce studs, sheathed on outside with $\frac{7}{8}$ tongued and grooved spruce covered with one layer of 1-ply roofing, furred with 1x2 furring, finished with wood lath and cement stucco 105.6%

No. 6—Brick Veneer :

Exterior walls 2x4 spruce studs, sheathed with $\frac{7}{8}$ inch tongued and grooved spruce sheathing, covered with one layer of 1-ply roofing and veneered with brick 105.9%

No. 7—Solid Brick :

Exterior walls of brick two bricks of thickness 106%

No. 8—Monolith Concrete :

Exterior wall poured concrete 8 inches in thickness rubbed on an even surface on outside face 118%

(Signed) *GEORGE A. ROSS.*

HOUSING IN INDIA

“The housing problem has of late become very acute in this country,” writes P. Duraiswami Aiyangar, Editor of the Local Self-Government Gazette, Park Town, Madras, India. “We are trying our best to force the attention of the Government and local authorities to the subject. By persistent agitation we have succeeded in inducing the Bombay Government to set apart a sum of

5 lakhs of rupees (\$240,000) for granting loans to coöperative building societies, and the Madras Government is also now inclined to render some aid to similar institutions. It is hoped that a similar sum will be allotted in future every year."

TOWN PLANNING IN DELHI, INDIA

One of the most interesting recent demonstrations of the effect of town planning upon a congested city is seen in the development of Delhi, India, since it was proclaimed a few years ago the capital of India. Previous to the Imperial Durbar in 1911, it was an unimportant town which had been neglected and had grown up in a haphazard manner within boundaries limited by certain natural features, the result being narrow lanes, high buildings and serious congestion.

Questions of municipal development and town planning came immediately to the foreground upon the city's being proclaimed the capital. The most striking improvement was the construction of a broad road from Queen's Bridge to the Ajmere gate. The city wall has been demolished and shop sites have been sold in the northern half, which is known as Burn Bastion Road. The southern section, known as Garstin Bastion Road, is being constructed on similar lines, and it is expected that the congestion in the city proper will be somewhat relieved by some of the traders taking up these sites. The construction of the road is said by the Local Self-Government Gazette of Madras, to have had a marvelous effect upon land values. Waste land which would not have brought 10 rupees per square yard has been leased in its developed state for five times that amount, in addition to which annual ground rent is paid at 2% of the leasehold price. Corner lots have leased for as much as 90 rupees per square yard.

Two suburban developments have been started, the most notable of which is known as the Karaul Bagh or Western Expansion Scheme. An area of 800 acres was acquired at a cost of \$80,000 which has been laid out on simple lines with streets 60 to 100 feet in width and lots varying in size from 50 to 400 square yards. Leases for building sites have been granted for 90 years at the rate of about \$20 a year for 100 square yards.

The scheme provides for a central park of 50 acres, facing which a large site has been allotted on special terms to the Ayurvedic and Unani Medical College. Schools, a police station and

small bungalows for Indian habitation will also be located on the development. The extension has been connected with Delhi by two good roads and a third is to be constructed.

A second large scheme is under way at Daryaganj, where for many years had been located the cantonment for Indian troops. When new barracks were built some 10 miles away, 140 acres within the southern walls of the city were left in the hands of the municipality. Here, however, the town planning has not yet been greatly developed.

SONG OF THE SLUM WOMAN

The baby and the rubbish-tin are huddled side by side,
I'm gittin' through the washin' and the yard is not too wide;
'N' when you come to think of it, it doesn't seem quite square
For the baby 'n' the rubbish-tin to sit together there.

Of course there's room enough for 'im to play upon the street
(Next-door-but-one a kid got crushed beneath an 'orse's feet.)
'E sits quite good 'n' quiet 'n' 'e never starts to whine,
Till 'is eyes get sort of achy with the flappin' on the line.

There is 'Ospitals for Women, 'n' there's Infant's 'omes as well,
'N' the Walker Convalescent you can rest in for a spell.
It'd be a deal sight cheaper than the nurse 'n' bed 'n' ward.
If the Council 'd provide us with a decent-sized back yard.

For there's Billy down with fever, 'n' there's Janie got sore eyes;
'N' there's Hector, though he's turned fifteen 'e isn't any size,
Yet they fill us up with charity in 'ospitals 'n' all!
Won't anybody tell 'em they're against a bloomin' wall?

If they'd start from the beginnin'—like with rentals on the square
'N' pull these rotten houses down 'n' 'elp us get fresh air;
If they'd see we got conveniences—not much, just what we need,
Why they'd have both feet on sickness 'fore it 'ad a chance to breed

But the baby 'n' the rubbish-tin are huddled side by side,
I'm gettin' through the washin', and the yard is not too wide;
There's the Parliament and Premier, and the grand Lord Mayor too—
It kind o' sets you wonderin' what they all intend to do!

VANCE PALMER—"THE FORERUNNERS"
Australia

FEDERAL AID TO HOUSING IN THE UNITED STATES

Various measures of vital importance to the problem of housing in the United States have been introduced in Congress. All of them have to do with the subject of financing house construction and home ownership. Probably the most important of these is Senator Calder's Bill (S. 1469), known as the "Federal Home Loan Act," providing for a system of home loan banks, and a substitute measure (H. R. 6371) known as the "Federal Building Loan Bank Act," introduced in the house by Mr. Nolan, the chief object of this legislation being the stabilizing of the work of building loan associations.

Senator Kenyon has introduced a third measure (S. 168) providing for the creation of a commission "to investigate and report to Congress a plan on the questions involved in the financing of house construction and home ownership and Federal Aid therefor."

The purpose of Senator Calder's measure is, as he explained in introducing it, "to make part of the two billion dollars of good assets held by these (Building and Loan) associations immediately available for building. It is proposed that the Government license these associations to form group organizations or local Home Loan Banks with which they may deposit their mortgages and receive long-term loans upon them, the funds becoming available through the issuance by the district Home Loan Banks or salable bonds against mortgages deposited."

"Licensing of the Federal Government would function to standardize these bonds and make them most attractive to the investor with all the security of the well-placed first mortgage, and in addition the security of a collection of such mortgages, backed by a reserve fund against possible loss.

"It is hoped by those who have given the matter much thought that these securities may be sold on such favorable terms as to permit a minimum charge of interest to the home builder and save him the annoyance and hardship of commissions and bonuses so frequently suffered."

This bill, however, the United States League of Local Building and Loan Associations does not favor. At a conference held in Washington in January called at the request of the Secretary of

Labor and participated in by the President of the United States League of Building and Loan Associations and the Presidents of various State Leagues it was agreed that a bill should be drafted for the organization of a system of regional Federal Building-Loan Banks, composed of coöperative building-loan associations for the purpose of supplementing, through issuance of tax-free bonds, the funds of such associations available for home building loans. At this Conference the Building Loan associations approved the bill as to its general purpose but strongly objected to it as to the proposed form and extent of Federal administration and supervision. Certain real estate and financial interests also have objected to it on these and other grounds, hence the Nolan bill has been introduced as a substitute.

FATE OF U. S. WAR HOUSING

The fate of the war housing schemes of the United States hangs upon two measures now pending in Congress. One calls for the immediate repeal of the Act of May 16, 1918, authorizing the President to provide housing for war needs and provides that all real and personal property now owned by the United States outside the District of Columbia shall be delivered over to the Secretary of the Treasury for sale and that possession of all houses built in the District of Columbia under the Act shall be delivered over to the Public Buildings Commission for any such uses as that Commission may decide, while all vacant land and all personal property shall be turned over to the Secretary of the Treasury to be at once disposed of. This is H. R. 6563, introduced by Mr. Clark of Florida.

On the other hand the Sundry Civil Appropriations bill for the fiscal year ending June 30, 1920—H. R. 6176—carries an appropriation of \$3,070,115 for the U. S. Housing Corporation, most of which is to be used for the maintenance and operation of houses, hotels, restaurants, apartments and dormitories which have been erected until such time as they can be disposed of. It provides, however, that "all property shall be sold at its fair market value as soon after the conclusion of the war as it can be advantageously done" and that the United States Housing Corporation "shall wind up its affairs and dissolve, as soon as it has disposed of said property and performed the duties and obligations herein set forth."

The detail of the use to which the appropriation is to be put is of interest and is as follows:

UNITED STATES HOUSING CORPORATION.

Salaries: For Officers, attorneys, clerks, and other employees in the District of Columbia necessary to carry out the provisions of the Acts of May 16, 1918, and of June 4, 1918, \$477,700;

Contingent expenses: For contingent and miscellaneous expenses of the offices at Washington, D. C., including purchase of blank books, maps, stationery, file cases, towels, ice, brooms, and soap; maintenance, repair, and operation of motor-propelled passenger-carrying vehicles to be used only for official purposes; freight and express charges; telegraph and telephone service; printing and binding; and all other miscellaneous items and necessary expenses not included in the foregoing, and necessary to collect loans made to corporations and associations, \$99,100;

Rent: For buildings and part of buildings in the District of Columbia for the use of the Bureau of Industrial Housing and Transportation, \$22,000.

For dwellings commandeered under the Act of May 16, 1918, \$24,620;

In all, rent, \$46,620.

Valuation of property: For compensation and expenses of independent expert boards to appraise the buildings and lands owned by the corporation for the purpose of establishing a basis for rental rates and for fixing sales basis, \$100,000;

Operation of projects: To equip, manage, maintain, alter, rent, lease lands, houses, buildings, improvements, local transportation, and other general community utilities, including the maintenance and operation of hotels owned by or leased to the United States or the United States Housing Corporation, and commandeered by the United States, as provided by the Acts of May 16, 1918, and June 4, 1918, including the cost of premiums on fire insurance policies, fidelity bonds, public and employers' liabilities, as follows:

HOUSES.

Aberdeen, Maryland, \$7,620.

Alliance, Ohio, \$9,570.

Bath, Maine, \$10,450.

Bremerton, Washington, \$32,260.

Bridgeport, Connecticut (site 4—Crane tract), \$25,600.

Bridgeport, Connecticut (site 5—Mill green), \$25,000.

Bridgeport, Connecticut (site 12—Grassmere), \$12,700.

Charleston, West Virginia, \$12,000.

Erie, Pennsylvania (east tract), \$6,700.

Erie, Pennsylvania (west tract), \$24,700.

Hammond, Indiana, \$19,300.

Indian Head, Maryland, \$11,600.

New Brunswick, New Jersey, \$23,150.

New London, Connecticut, \$12,330.

Groton, Connecticut, \$2,540.

Newport, Rhode Island, \$5,070.

Niagara Falls, New York, \$19,130.

Niles, Ohio, \$8,000.

Philadelphia, Pennsylvania, \$66,500.

Portsmouth, Virginia, District: Cradock, \$70,600. Truxton, \$18,600.

Pompton Lakes, New Jersey, \$1,330.
 Quincy, Massachusetts, \$48,000.
 Rock Island, District: Davenport, Iowa, \$20,000; Moline, Illinois, \$12,000. East Moline, Illinois, \$12,340; Rock Island, Illinois, \$22,000.
 Vallejo, California (Mare Island), \$27,100.
 Washington, District of Columbia, navy yard, \$1,500.
 Waterbury, Connecticut, \$6,140.
 Watertown, New York, \$10,530.
 In all, houses, \$584,360.

HOTELS.

Bremerton, Washington, \$220,000.
 Kittery Point, Maine, \$99,000.
 Washington, District of Columbia, Government Hotel for Government workers; to equip, manage—including personal service—maintain, alter, rent, lease houses, buildings, and improvements owned by the United States and or the United States Housing Corporation and to operate and maintain restaurants therein, as provided by the Acts of May 16, 1918, and June 4, 1918, including the cost of selling the same or, and part thereof; premiums on fire insurance policies, fidelity bonds, public and employers' liability, \$925,940; in all, hotels \$1,244,940.

RESTAURANTS.

Quincy, Massachusetts, \$3,500.
 Vallejo, California (Mare Island), \$149,700; in all, restaurants, \$153,200.

APARTMENTS.

Bremerton, Washington, \$8,000.
 Bridgeport, Connecticut (site one, Black Rock), \$44,000.
 Bridgeport, Connecticut (site fourteen, Connecticut Avenue), \$20,800.
 Erie, Pennsylvania (West Tract), \$1,400.
 Portsmouth, Virginia, District: Cradock, \$8,000.
 Washington, District of Columbia: Navy yard, \$760.
 In all, apartments, \$82,960.

DORMITORIES.

Indian Head, Maryland, \$8,200.
 Quincy, Massachusetts, \$96,000.
 Vallejo, California (Mare Island), \$38,300.
 Washington, District of Columbia: Navy yard, \$5,000.
 In all, dormitories, \$147,500.
 Finishing Property Environment: For expenses of finishing the yards and improving the immediate environments of the properties by planting trees, shrubbery, and sowing grass seeds, \$133,735.
 In all, \$3,070,115.

And another measure affecting the Housing Corporation is Senate Resolution 52, introduced by Senator New. It is as follows:

"Resolved, That the proper officers of the United States Hous-

ing Corporation are hereby respectfully requested to transmit to the Senate information as follows:

"(1) Information as to what percentage of the Government buildings known as employees dormitories, situated between the Capitol Building and the Union Station, Washington, District of Columbia, was completed and ready for occupancy November 11, 1918.

"(2) Information as to what sum of money has been spent in the construction work in connection with these buildings since November 11, 1918.

"(3) Information as to whether the said buildings are now complete and entirely ready for occupancy, and if so, when the work was completed. If work was not completed before May 11, 1919, how many men were at that time employed on them and when will the work be completed.

"(4) Information as to what total revenue the Government was obtaining from the said buildings May 1, 1919."

A PERMANENT FEDERAL HOUSING BUREAU

Congressman Gorge Holden Tinkham of Massachusetts introduced in the House the latter part of July a bill (H. R. 7014) to establish a permanent Bureau of Housing and Living Conditions in the Department of Labor and calling for an appropriation of a quarter of a million dollars. In a statement issued at the time he says:

"The purpose of the bill is to make available to the American public the important data gathered by the Federal Government in the course of its housing activities during the War, to study methods of reducing the cost of house construction, and to stimulate the construction of homes to meet the serious housing shortage which now faces our country."

At the time of introducing his measure Representative Tinkham made the following statement:

The Federal Government as a result of its war housing program, has accumulated a vast fund of information and experience on industrial housing which should be made available to every community in the United States.

Under the direction of the United States Housing Corporation, the Passenger Transportation and Housing Division of the Emergency Fleet Corporation, and the Ordinance Bureau of the War Department, the United States has built homes for industrial workers at a cost of approximately \$110,000,000. This has necessitated the planning of entire towns, provision of municipal utilities on wholesale scale, the design of large groups of houses in such form as to permit standardization of construction without monotony of exterior style, provision of open space in gardens, parks, playgrounds, street improvements for whole sections instead of spasmodic unrelated development, equipment of houses with modern conveniences of standard type with the advantages of large-scale production, provision of transportation, schools, stores, and other institutions necessary to community life.

Notwithstanding the high cost of part of this work, due to the war and the modification of plans because of shortage of certain materials, the

bulk of this experience is of a character to be of direct practical benefit to individual workers building their own homes, to employers desiring to provide homes for their employees, to operative builders constructing low-priced dwellings for the market, and to communities seeking to provide adequate living conditions for their citizens.

No existing agency of the Government is now authorized to collect, analyze, correlate, and interpret this experience, and to make it available to the country. It offers the greatest opportunity before the Federal Government for salvaging permanent values from our enormous war expenditures.

The cessation of home building during the war has resulted in a shortage of more than a million homes. Communities in all parts of the country are seeking ways and means to relieve the acute housing situation which confronts them.

The housing shortage is acute in virtually all American cities, and notably in New York City; Philadelphia; Harrisburg; Cleveland; Cincinnati; Newport News; Detroit; Lawrence, Mass.; Springfield, Ohio; Warrenton, Oreg.; Johnstown, Pa.; Charleston, S. C.; Green Bay, Wis.; Wilmington, Calif.; Atlanta, Ga.; Frankfort and South Bend, Ind.; Baltimore, Md.; Omaha, Nebr.; Newark; Milwaukee; Washington, D. C.; Seattle; Watervliet, N. Y.; Niles, Mich.

The difficulty of securing loans for home building is retarding construction. Many cities look forward to serious distress next winter.

Every country in Europe and most of the British colonies have taken governmental action to enable the industrial worker to provide his family with a house and decent living conditions.

Even before the war Great Britain, France, Germany, Austria, Belgium, Denmark, Hungary, Italy, Norway, Sweden, Luxemburg, Roumania, Spain, Switzerland, Canada, Australia, New Zealand, Cuba, and Chile had provided, either through loans from public funds, through subsidy, or through some other form of governmental aid, the decent housing necessary to maintain the health and vigor of their people.

Great Britain now has before Parliament a bill extending the housing acts of 1890 and 1909, by making it mandatory for local government authorities to provide housing for industrial workers. In case the local authorities fail to act, the local Government board may step in, take the necessary action, and charge the cost to the local community. There seems to be no doubt but that this bill will pass substantially in the form that it was introduced.

Canada since the armistice has provided a fund of \$25,000,000 to be loaned through the provincial governments to local governments, building societies and individuals to build houses.

Australia has provided a fund of \$100,000,000 for repatriating soldiers. Its provisions cover towns and cities as well as rural districts.

The rapid growth of urban population in the United States would have forced the housing and living conditions problem on the attention of the Nation even though construction had not been stopped by the war.

The urban population of the United States was 46 per cent of the whole according to the 1910 census. Its rate of increase is three times that of the rural population and there is but little question that the 1920 census will show over 50 per cent of our population living in cities. The metropolitan areas surrounding our 28 largest cities in 1910 held 24 per cent of the entire population of the United States.

The slum conditions which exist in all of our large cities have resulted in high death rates, high infant mortality rates, increased contagious disease, and general weakening of the vitality of those who are forced to live and bring up their children under such conditions.

The wage earner is realizing that high wages alone can not provide for his family a comfortable house, a wholesome neighborhood, adequate schooling, and protection against the disadvantages of city life. To secure these real values it is necessary for the local communities and the local, State, and Federal governments to provide the protection which will insure him of these benefits. He is no longer willing to accept as inevitable the intolerable conditions which a laissez faire policy has forced upon him. Bad housing causes discontent, slums create social disorder.

Increasing land values, increasing cost of construction, increasing cost of maintenance, increasing cost of transportation, are rendering more and more difficult the problem of the workingman's providing adequate shelter for his family within a reasonable distance of his work. Home ownership is steadily on the decline. Real estate operators are increasingly reluctant to hold and manage renting properties.

It is significant that the man to-day whose dissatisfaction with government leads him to propose revolutionary measures, is usually the homeless man who comes from intolerable living conditions, the man who has no stake to lose by destroying order.

In the United States, when so considerable a portion of the communities of the country are facing a problem which needs for its solution—

1. Careful investigation of conditions in all parts of the country.
2. Scientific study and experimentation to find means of relief.
3. And the wide dissemination of the experience of each community

for the benefit of all communities, it becomes a national problem, and the National Government is warranted in creating an investigating advisory agency to aid in its solution.

That concern for home building is not a new policy for the Federal Government is shown by the millions of dollars worth of lands offered homesteaders. That source of relief is largely gone. The United States now faces a civilization characterized by large cities. Those cities must be made habitable.

The building of houses by the Federal Government or Federal subsidization of private construction can be most effectively avoided only by systematic cultivation of measures to assist State and local governments, civic agencies, industrial, commercial, and investment corporations, and individual citizens with advice and accurate information based on the experience of other communities and the research and experimentations conducted by experts in the employ of the Federal Government.

Evidence of the desire for assistance on housing on the part of chambers of commerce, legislatures, State and municipal authorities, operative builders, house-building corporations, real estate boards, women's clubs, labor unions is abundantly available in the daily correspondence of the United States Housing Corporation.

CHARACTER OF SERVICE TO BE RENDERED BY THE PROPOSED BUREAU OF HOUSING AND LIVING CONDITIONS.

Analysis of War Housing Experience Gained by the Federal Government.

In the expenditure of \$110,000,000 for housing, it was the policy of the United States Housing Corporation and the Passenger Transportation and Housing Division of the Emergency Fleet Corporation to make intensive investigations into the housing and living conditions in each of the 200 or more cities which were investigated to ascertain the housing needs of workmen engaged on Government contracts during the war. This investigation went deeply into the questions of—

Existing housing facilities of the community.

Nature of the housing shortage.

Kinds of houses desired by the workers.

Available materials.

Building and health laws.

Public utilities.

Traditional forms of construction and building materials locally preferred.

Provision of community facilities such as schools, hospitals, parks, stores, moving-picture theaters, etc.

Books, pamphlets, periodicals, and reports bearing upon the subject were accumulated so that the United States Housing Corporation might be acquainted with all that was important in the experience of this country in meeting the problem of housing the industrial worker.

Many of the leading experts of the country in the fields of architecture, engineering, real estate, town planning, construction, and other related branches of the housing science were in the employ of the Government. Their experience in private building and in large undertakings of Government construction has been embodied in their plans for the Government houses and communities.

Now that these housing projects have reached the operating stage, the Government is daily accumulating a store of experience on real estate management and house maintenance of residence properties worth \$110,000,000 in different cities. The operation and disposal of these properties should set new standards in industrial housing, which should be of use to every community in the United States.

No collection of material on this subject of equal magnitude has ever been made in this country before. The material should be carefully analyzed and supplemented and rendered available in usable form to intending builders and should be so presented that it will induce home building throughout the United States.

Problems for Special Investigation, Research, and Experimentation.

During the war the United States Housing Corporation organized in war-industry centers homes-registration services under the supervision of local committees and supported by local funds. These bureaus conducted vacancy canvasses to determine the nature of the housing shortage and what kinds of dwellings were needed to relieve the shortage. They also maintained registries, at which the incoming workers could secure addresses of all vacant rooms, flats, and houses at any given price. There is no better way for a community to study its own housing needs. The Federal Government, upon local request, should continue to advise and aid such local groups as the most feasible means of getting at the facts as to housing shortage and the means of stimulating investment in home build-

ing and of improving the quality and increasing the quantity of housing facilities.

Such a bureau would make studies, for example, on the following problems:

Architecture.

Preparing of special pamphlets containing drawings and specifications for four-room cottages, six-room cottages, bungalows, semidetached houses, row houses, dormitories for men and for women, apartment houses, barracks for workers in construction camps, cafeteria and community buildings. (Much material on these and related subjects is already on hand.)

Design of houses from the standpoint of the housekeeper.

House Construction.

Methods of reducing costs of building houses by large-scale construction, by standardization of plans, materials, equipment, etc. Much material on this subject has already been gathered which should be analyzed, sifted, tested, and rendered available to operative builders, architects, chambers of commerce, manufacturers, housing corporations, etc.

Provision of economical, practical, stationary equipment.

Town Planning.

What facilities and advantages of living must be provided for communities of varying sizes—school sites, parks, playgrounds, hospital sites, provision for transportation?

What should be chosen as the type and details of the entire town plan, including all essentials for family and community life with well-balanced regard for (1) meeting mechanical requirements, (2) producing an agreeable environment, (3) keeping down the cost?

Practicability in this country of cities having the economic and social advantages indicated by the term "garden cities" and "garden suburbs," as used in England.

Real Estate and Housing Management.

What service should be given tenants? How can tenant's responsibility be developed?

What is a just return on rented property? How should depreciation and obsolescence be calculated?

What are the best forms for house leases and sales contracts for wage earners?

Financing Housing.

How can investment in housing be stimulated?

Model constitution and by-laws for house-building and house-financing corporations.

Development of standards for real estate appraisals.

Manuals of accounting for home owners, realtors, house builders, building and loan associations, and house-financing corporations.

British copartnership tenancy plan and its applicability to conditions in the United States.

Reconstruction of City Slums.

What are the most economical and practical methods of getting rid of existing slum districts?

Such a bureau should also study the relation of land or transportation and of the provision of public utilities to the housing of the industrial population; fire prevention and fire protection; labor-saving devices for housekeeping; methods of waste disposal; maintenance of streets, parks, etc.; and the many other problems which bear a vital relation to home ownership and satisfactory living conditions.

It should collect, analyze, and report on the experience of States and municipalities in relation to town planning, housing, and living conditions and bring what is significant in their experience to the attention of officials and agencies which can use it to public advantage. The wider the base of information the more reliable will be the conclusions drawn.

Clearing-House Service.

Starting with the present accumulation of books, pamphlets, special reports and special studies gathered by the United States Housing Corporation and the Housing and Transportation Division of the Emergency Fleet Corporation, the new bureau should maintain a complete file of all material bearing on these subjects. It should be made available to State and municipal authorities, labor unions, chambers of commerce, investors, builders, home owners, and renters by means of correspondence, publications, exhibits, and special agents sent out on request to advise and assist local communities.

U. S. HOUSING CORPORATION REPORT PUBLISHED

What is said to be one of the most complete reports on the subject of the planning of houses for workingmen ever issued in this country has recently been published by the United States Housing Corporation of the Department of Labor.

The report deals exclusively with the architectural, town planning and engineering divisions of the Corporation. It contains 544 pages and more than 200 cuts of house plans and elevations. It also contains the details of the town planning, architectural and engineering features and statistics of 26,000 houses, the number originally planned by the Housing Corporation for War Needs, with a description of the architectural features of each of the projects that was planned.

The Architectural Division made a particular study of economical house plans. Detailed attention was given to the designing of houses costing from \$1,800 to \$4,000. Many of these plans embody important economies; yet the houses are most convenient, homelike and attractive. Particular attention has been given to the standardizing of plans and materials and the cutting out of unnecessary fixtures.

In each of the projects only four or five house plans have been used. By reversing the plans, by using the same plan in detached and semi-detached houses, by using a patched roof on one and a gambrel roof on another, by using clapboards on some and shingles or stucco on others, it was possible with four or five plans to develop a village that had none of the monotony of the typical factory town, but instead one that presented a pleasing aspect.

It is believed that the report will be of much practical use to housebuilding corporations, architects, contractors, manufacturers who are planning to build and also to real estate men. It may be obtained at the Superintendent of Documents, Government Printing Office, Washington, D. C., for \$1.50.

A COMMISSION ON RURAL AND URBAN HOME SETTLEMENT

Senator James W. Wadsworth, Jr., of New York introduced in Congress last July a bill for a Commission on Rural and Urban Home Settlement (S. 2444).

This is intended as a substitute for Secretary Lane's Farm

Settlement Reclamation scheme, which proposes to settle returned soldiers and sailors on arid and waste land and reclaim it, at a cost to start with of 500 million dollars.

Senator Wadsworth's bill appropriates only one million dollars. In speaking of this measure Senator Wadsworth said recently :

"Our first obligation to place within reach of our returned soldiers opportunity to secure suitable homes under advantageous conditions, whether they chose to live in the city or the country, brings new pressure to bear on the whole problem of developing freer means of rural and urban settlement in this country. I introduced a bill in the Senate today providing for the creation of a Commission to deal comprehensively with this entire question. Its first work would be devoted to the welfare of the soldier but it also would be maintained as a permanent administrative agency to enlist local enterprise in the furtherance of organized urban and rural settlement as a vital future necessity. As a means of elevating the standard of the average American home and of improving its whole environment we must develop the great possibilities of organized, coöperative enterprise in housing. Also through the great practical advantages offered in community farm settlement we must secure freer rural development to balance the industrial and agricultural life of the nation.

"Taking up the question of immediate provision for the soldier, the bills which have been introduced in the Senate and House embodying the Interior Department's soldier settlement plan I do not believe are in the best interest of either the prospective settler or of the nation. They contemplate community farm settlement projects in arid, swamp and cut-over districts that would require extensive reclamation at an expense ultimately to be borne by the settler. With the thousands of acres of land needing only superficial treatment for cultivation distributed in suitable tracts for community settlements in all sections of the country, and possessing the great advantages of proximity to important markets and established transportation facilities, I cannot believe these reclamation projects are at all necessary. Not only is the Government called upon to appropriate in the aggregate more than \$500,000,000 to finance and develop these projects, but under the

conditions I believe there would be very grave risk that much of this sum would be lost in the enterprise.

I do not see why we should question the feasibility of arousing local enterprise to support a national program of real opportunity for the men who have served the nation to secure proper homes, whether they chose an industrial or an agricultural life. And certainly the widows and orphans of the deceased heroes of this war should be accorded the same opportunity. Initially, this proposed Commission, through research and survey, would work out comprehensive plans and data for both urban housing and community farm settlement projects for our returned soldiers. It would formulate standards for these projects that would carry conviction to local business enterprise of their entire practicability. By means of every assistance and coöperation the Commission would promote their establishment through state, municipal and private enterprise and capital to be drawn from those communities where such projects would be a real asset. The Commission's administrative and coöperative service in this field would be closely analogous to that of the Department of Agriculture or the Department of Commerce in their respective fields.

"As to the community farm projects, I believe the settler should be given 100 per cent. credit. That is, it should be made possible for him to start without capital by giving him a workable plant with its initial improvements and equipment standardized. Given such a start on a project favorably situated as to markets and railroad facilities his success would be assured. Also I believe the thousands of farmers' sons and others with farm experience who have served in the war should not be restricted to community projects, but should be given the option of going on individual farms of their own choice.

"There are many obstacles standing in the way of fair opportunity for suitable homes for our working population that it would be the primary work of this Commission to remove. Everyone knows that present methods of settling idle lands are so economically unsound as to promoting costs, not to mention the flagrant abuses often practised, that an insuperable burden is placed upon the settler. And the ap-

proach to proper urban housing for our industrial populations will always lag when carried on for purely speculative purposes. Local capital must be shown the way to provide better homes for our industrial population through organized coöperative housing projects founded upon a reasonably limited profit rather than a purely speculative basis. Communities must be brought to realize the great economic value and reward that will flow from the superior health, happiness and civic purpose of a well housed industrial population. The home of the American workman and the farmer as well should be endowed with the properties of comfort, beauty and healthfulness, no less than the home of the man of means who buys his own lot and builds his own house on it.

"These things can be accomplished through coöperation, the cardinal expression of democracy, and it would be a vital function of the Commission which I have proposed to promulgate the knowledge and spirit of coöperation in this country."

OWN-YOUR-OWN-HOME LITERATURE

For the information of prospective home owners and for promoters of Own-Your-Own-Home campaigns the National Lumber Manufacturers Association has issued two exceptionally interesting pamphlets — "Own Your Own Home" and "An Own-Your-Own-Home Campaign Handbook", the one containing hints concerning types of houses and methods of financing and the other outlining a method of community organization for an Own-Your-Own-Home drive. Both are practical and deserving of more consideration than the ordinary commercial pamphlet. It is a satisfaction to note that both recognize the social aspect of improved housing and urge the recognition of higher standards of housing.

ASK YOUR CITY

In a recently published pamphlet entitled "Your Community and You", the Young Women's Christian Association propounds the following questions on housing which every self-respecting community would do well to answer for itself now that it is settling back into the peace-time regime and

before it becomes so preoccupied with its peace-time pursuits that it sinks again into that indifference in civic matters out of which it was shaken by the long arm of war :

“Has the war brought an increase of population?

Where are they living?

Is there any part of your community which is crowded, dirty and unhealthy?

Is it right to compel a part of your citizens to live in that way?

If there are laws to prevent this, why are they not enforced?

Do one-family houses prevail, or are there tenements, shacks and boarding houses where family life suffers?

Have all babies in your community an equal chance for healthy homes?

Where do girls employed in your community live?

What connection is there between the way in which they live and the kind of recreation they need and want?”

PENNSYLVANIA HOUSING ASSOCIATION MEETING

The Pennsylvania Housing and Town-Planning Association held its annual meeting in Philadelphia last June. Of the 107 registered delegates several came from distant places, Washington, Cincinnati, Minneapolis, but the representation from Pennsylvania outside of Philadelphia was disappointingly small. This, however, but bore out the impression gained at previous meetings and during the attempts to arouse interest in State legislation that Pennsylvania as a state is not yet awakened to its housing needs.

The papers and the discussions were of unusual interest. Philadelphia being the center of a district in which the federal government has created the largest variety and some of the most beautiful of its war-time housing developments, these were made the subject of the first session. Later the delegates spent two afternoons visiting the Oregon Avenue houses in Philadelphia, Yorkship Village in Camden, N. J., and Buckman Village and the Sun Ship Villages in Chester.

Another session was devoted to a discussion of the finan-

cing of housing, including the Federal Home Loan Bank bill, copartnership housing, the methods of operative builders, of company housing and of building and loan associations. The proposed Federal Home Loan Bank project was received with great interest and while no vote was taken the meeting evidently favored some method of providing government capital. It was felt, however, that this particular plan would not prove of practical benefit in Pennsylvania.

Zoning or districting, which is of immediate concern in Philadelphia where a Zoning Commission has nearly completed its recommendations for an ordinance, and in Pittsburgh which this year secured authority from the state legislature to enact such an ordinance, as well as in some of the third class cities which have begun to discuss their needs, was the subject of a third session. Mr. Lawson Purdy presented New York's experience and William C. Stanton of the Philadelphia Commission described what it proposes.

The last session was devoted to a discussion of Pennsylvania's need for a state housing law. This discussion resulted in the despatch of telegrams to the governor and to the Senate Committee on Public Health and Sanitation urging the enactment of the bill then before the legislature. These telegrams failed to have any effect because they had not been preceded by evidence of support from other parts of the state, while a delegation from Pittsburgh apparently representing building interests and with an attorney as spokesman went to Harrisburg to prove that the proposed law was not only not wanted, but unconstitutional.

Though Philadelphia and Pittsburgh were exempted from the application of the proposed measure on the ground that both now have housing codes,—they are the only parts of the state that have—they and Reading were the only cities to manifest real interest except for the individual efforts of officers of the State Housing Association who live in other places. The governor, both in his platform and in his inaugural address, had expressed a determination to improve housing. Thereafter, however, he became silent in public though he privately expressed a friendly interest. At one of the hearings before the Senate Committee the State Commissioner of Health expressed warm approval of the bill, but al-

most immediately afterward lost interest, apparently because he found that it would involve considerable expenditure which would necessitate an increase in his budget, and because he decided it would be preferable to "educate" instead of enforce definite standards. This change practically killed all hope of getting any legislation at the 1919 session. The Pittsburgh delegation gave the finishing blow.

There had never been bright hopes, however, after it became evident that the governor would not use his influence; for, housing regulation is still an unknown phrase in most of the state. Legislators from the smaller cities and towns were as a rule hostile. They admitted the need in Philadelphia and Pittsburgh but said that they, and several used the first person singular, have a right to build as they wish. The side yard requirement, as always, aroused opposition. But the clinching argument was that the state is suffering from a housing shortage and any regulation would check building. That, to them, was plain common horse sense. The Housing Association printed a pamphlet which it put into the hands of every legislator answering this argument, giving figures which disproved it, showing the disastrous effect of unregulated building in the analogous situation after the San Francisco fire, and instancing what progressive states have done. But the legislators met this by saying that Pennsylvania was not San Francisco, that it had always built satisfactory houses and could be trusted to do so in the future. Unfortunately it has not and it can not.

The State Housing Association has never had funds which permitted of more than its annual conferences and a little postage. Consequently it was compelled by necessity if not by conviction, to confine itself to the republican method of laying its case before the elected representatives of the people. During the next two years—the legislature meets again in 1921—it proposes to find means of laying its case before the people themselves.

JOHN IHLDER.

CINCINNATI ORGANIZES ITS COHORTS

Public sentiment crystallized and organized in such form as to be available in every emergency is the first essential in

“putting over” a housing program. The supporters of the housing movement in Cincinnati have realized this ever since the movement was begun. During the past year there has been beyond doubt more publicity, more discussion and more interest in better housing in Cincinnati than ever before. To some extent the same has probably been true of many other cities in view of the impetus the war has given to the whole movement. The fact is, however, that this new interest is too scattered and too hazy to be of any real value in the face of the organized opposition almost universally encountered in the struggle for better housing.

The Cincinnati Better Housing League has planned definitely to tie up this growing interest in housing to the Better Housing League by means of a membership campaign. The League is trying to reach as many people as possible in Cincinnati in an effort to get them to become members of the organization with the privilege of voting in the election of the members of the Board of Directors, of being kept informed periodically of the work of the League, and with the obligation of helping to “put across” the League’s program. No fee is charged for membership and members are not to be solicited for any contributions to the work inasmuch as the Better Housing League is a member of the Council of Social Agencies which raises the funds for the majority of Cincinnati’s Social Service organizations in a single annual campaign.

The League has just published a report on its work to date, called “Houses or Homes”, illustrated by numerous photographs showing actual conditions existing in Cincinnati and setting forth its program for housing betterment. Every one of these reports that goes out will contain a membership card self-addressed to the Better Housing League, urging the reader to signify his desire to become a member by signing and mailing the card to the League.

A brief summary called “Better Housing for Cincinnati” explaining the work of the League in six-page leaflet form, has been printed for popular distribution. The League has realized that the movement should have a strong ally in the returned soldiers who, as one of them in writing in a local newspaper recently said, “got sanitation” while they were in

the Army. The names of Cincinnati's returned soldiers have been secured from the local employment bureau and the leaflet together with membership cards have been sent out to 3,500 of them. It is expected this will help swell the League's membership.

The membership cards are being used in connection with every talk that is given on the work of the League, advantage being taken of the interest aroused at such meetings to secure as many members as possible. Finally it is planned in the fall to hold an open public meeting at which an illustrated talk on local conditions will be given and at which also there will be a stirring appeal by one of the country's housing experts. It is expected that this meeting will bring the League a large number of additional supporters.

It has become more and more obvious that organization is the very essence of any successful movement for changing existing conditions. As soon as our public officials come to know that there is a large organized body of public opinion insistent upon having housing conditions improved, those public officials will give the same attention to housing betterment that they do to any other movement that has strong backing.

It is the hope of the League that its membership campaign will result in building up an organized support of such scope that it will make itself felt in the interest of good housing.

FIRE WASTE EQUALS A BELT OF SILVER DOLLARS ELEVEN TIMES GIRDLING THE WORLD

According to figures given by T. Alfred Fleming, State Fire Marshal of Ohio, the annual waste from fires in the United States is greater than the entire cost of the United States Postal system, or the combined salaries of all the school teachers in the country. The Marshal adds that the worst part of it is that 85 to 90% of all fires are preventable.

If the annual loss could be expressed in silver dollars placed end to end, the belt of coins would reach around the world 11 times.

DETROIT FINANCIERS TAKE UP HOUSING

Offices of the House Financing Corporation of Detroit at 306 Dime Bank Building were opened for business on August 11th.

The corporation has been in the process of formation for some weeks and is the outgrowth of the agitation for more housing facilities. Articles of incorporation granted at Lansing authorize a capital of \$3,000,000 consisting of 30,000 shares of stock having a par value of \$100 each. Most of the greater industries of the city are represented on the list of stockholders.

Financial assistance to the man of limited means, but who has set aside a nest egg, is the prime motive of the enterprise. Moral risk will mean more than spot cash. Since the corporation will build on a wholesale scale it is hoped a saving from \$1,000 to \$1,500 a house will be made.

MUST OWN LOT

In general, homes will be built only for applicants having lots free and clear. No loan over \$6,000 will be made and it is intended to confine building activities within the city limits.

The loan will not exceed 75 per cent of the total cost of the home and the homebuilder is expected to pay back one per cent of the loan a month. Interest will be at 6 per cent. Fees will be charged for the use of the corporation's plans and for services rendered by it. It is expected that the homes would be paid for within nine years.

A man having a \$1,000 lot and \$250 in cash would have a \$5,000 home built for him if he fulfilled all the other requirements as to moral risk and earning capacity. A man's past financial history showing saving ability would have great weight in determining the amount of the loan.

ALL WORK DONE

All facilities for home-building will be supplied by the corporation—plans, advice in letting contracts, supervision of building operations and the like. Builders and contractors will also be financed by the corporation. It will lend money

on contracts and mortgages which in turn will be used for the sale of collateral trust securities, thereby creating a constant fund for the continued construction of homes.

Through standard plans, financing of large contractors so they may purchase materials in wholesale quantities, and the raising of the land contract to a high place in the local market, minimizing the discount, it is hoped the corporation will be able to save the homebuilder hundreds of dollars.

Mr. Lewis stated that the loan limit was placed at \$6,000 so the greatest number of homes could be financed. Lots offered by the prospective home owner will be appraised for value by the corporation itself. Every effort will be made to ferret out the speculator. Bona fide home makers only will be encouraged.

RELIEVE RENTAL SITUATION

By furnishing new homes the corporation hopes to relieve the rental situation by opening up vacancies in rented dwelling places for those who are not yet in a position to see the way clear to a home of their own. The man who will be built a home by the corporation is one who is now paying rent and his present quarters will be available to someone else who prefers to pay rent. A home will be built in 70 days by the corporation.

At a meeting of stockholders on August 8 Eugene W. Lewis was elected president and general manager; Paul H. Deming, vice-president and treasurer; Frank W. Blair, vice-president; Joseph B. Schlotman, secretary. All former directors were re-elected with the exception of A. L. McMeans, and the following were added to the board: J. J. Crowley, Louis Mendelssohn, H. H. Rice and John G. Rumney.

The complete personnel of the board of directors is as follows:

H. W. Alden, Alexis C. Angell, David A. Brown, Frank W. Blair, Henry M Campbell, Dexter M. Ferrey, Jr., James Inglis, R. B. Jackson, Frank L. Klingensmith, Alvan Macauley, Eugene W. Lewis, Tracy W. McGregor, A. L. McMeans,

Truman H. Newberry, Henry Russel, A. W. Russel, John R. Russel, William P. Stevens, Joseph B. Schlotman, Colonel Charles B. Warren, James T. Whitehead and Richard H. Webber.

HEALTH OFFICERS TO MEET AT NEW ORLEANS

The next annual meeting of the American Public Health Association is to be held at New Orleans, Louisiana, October 27-30 inclusive. The central themes of discussion will be Southern health problems, including malaria, typhoid fever, hookworm, soil pollution and the privy, etc.

The general belief among the health profession is that influenza will return next winter, and a full session will therefore be devoted to this subject for the purpose of developing methods of control.

A special effort has been made to arrange the program to meet the practical needs of health officials. Accordingly there will be discussion on such questions as the attitude of legislators towards public health, the obtaining of appropriations, cooperation from women's clubs, health organizations, etc., the organization of health centers, and so on.

The programs of the sections will, as usual, deal with public health administration, vital statistics, sanitary engineering, laboratory methods, industrial hygiene, sociology and food and drugs.

Two special programs will also be presented on various phases of child hygiene and personal hygiene.

The program of the meetings will be published in the American Journal of Public Health appearing October 5 or may at that time be had upon application to the Secretary, 169 Massachusetts Avenue, Boston, Massachusetts.

CONTACT INSPECTION AND OVERCROWDING

During the winter of 1917 and the fall of 1918, the particular diseases which prevailed in the U. S. Army were those which are spread through the excretions from the throat and nose. In this class we find measles, influenza, pneumonia, epidemic cerebro spinal meningitis and a number of other diseases. The problem before the sanitary officers in the United

States Army during the period under consideration was the prevention of these diseases. As early as the Spring of 1917, arrangements were made so that men sleeping in tents and barracks would arrange their cots so they would be sleeping head to foot, rather than having their faces opposite to each other as heretofore. In some organizations this method was further extended by "staggering" the beds in such a way that while the heads were arranged alternately, the feet of each man were opposite his neighbor's thighs. During the winter months orders were issued from the War Department to hang sheets between the beds of all patients in hospitals who were suffering from respiratory diseases. This appeared to reduce the incidence of those diseases very much.

Early in September, 1918, the writer had a conference with Colonel Victor C. Vaughan in the Surgeon General's Office, relative to the prevention of influenza, it being anticipated that that disease would become epidemic in the camp of which I was Camp Surgeon. He pointed out to me the importance of hanging sheets between the beds of men suffering from respiratory diseases, and upon my return to the camp next morning I arranged with the Commanding Officers of several organizations to hang "shelter halves" between the cots of every man in the barracks. This was early in the month of September. During the latter part of that month a serious epidemic of influenza broke out in the camp. A study of the influenza in the various organizations showed that the regiments that were using curtains between the beds suffered far less than the other organizations in the camp. It had been my intention from the beginning to extend this measure of prevention so that all men in the camp would be thus protected, but the shortage of "shelter halves" made this impossible. Early in the epidemic, however, the Commanding General directed that a sufficient number of yards of sheeting be purchased for the purpose in question. Since that time this method has been carried out in this camp and I believe it has resulted in the diminution of the number of respiratory diseases.

In studying the epidemic of influenza I had in mind the correlation between floor space in the various barracks and the incidence of the disease. The data for this was carefully

prepared by Sergeant Herzstein of my office, and is as correct as could possibly be obtained under the conditions. The statistics of the epidemic showed very clearly that the disease was far less prevalent in the 4th and 6th Regiments and the Officers' Training Camp. Upon charting the rate per thousand of cases of influenza and the floor space in each barracks, we find very clearly that *the incidence of the disease varies with the degree of crowding in the barracks*. However, in considering the regiments that had the largest floor space, it must be remembered that these regiments were at that time provided with curtains to be hung between each bed. This fact further emphasizes the need of proper housing. One of the great dangers in bad housing is the crowding of people together in a small area, which brings them in close contact with each other and thus facilitates the spread of disease. The hanging of curtains between the men reduced the amount of intimate contact and therefore overcame the bad effects of crowding. In reality it provided a room for each man.

J. W. BREWER, M. D.

PROPER HOUSING FOR GIRLS

Communities or organizations interested in the problem of housing for business girls and women will find much of interest and value in the 1918-19 Annual report of the Association to Promote Proper Housing for Girls, 11 W. 37th St., New York City. The report reviews the work of the various committees through which the organization carries on its work, the general activities of the Association—such as its establishment of the Girls' Community Club, its part in the National Conference of Room Registries held in New York in October, 1918, its furtherance of Landladies' Conferences, and the work of its Bureau of Boarding Houses. The unique features of the work of the latter agency during the war years was reviewed in the June issue of Housing Betterment.

GARDEN SUBURB AT SOUTH ST. PAUL

South St. Paul, an industrial city of 10,000 population, lies 5 miles south of St. Paul, the Minnesota capital, on the west

bank of the Mississippi river. The country around is especially attractive, hilly and well wooded. This is the center of the great stock yards and meat packing industries of the Northwest, Swift, Armour and others having large plants here. The population is almost entirely alien or of foreign extraction—Slavic, Polish, Roumanian and Italian. In September the new Armour plant, one of the largest of its kind in the world, is to open and a large additional influx is assured. At present there is a serious house shortage and no recreational facilities.

The South St. Paul Improvement Company together with business and civic interests have decided to re-lay-out a large section of the city, providing a model residential suburb and public park. Guy Wilfrid Hayler, City Planning Engineer of St. Paul, has submitted plans to the City Council for a development embracing 350 houses and a park contrived out of the district known as the Ravines. The park is a piece of unspoiled natural beauty and will almost encircle the suburb from the industrial district. The houses will cover a plateau 150 feet above the Mississippi. It is to be a restricted residential area with boulevarded streets throughout, no alleys and with house lots 50 feet by 120 feet. A community building, special store area designed to harmonize with residences, central square, etc., are some of the distinctive features of the plan. The park will provide the beginning of a boulevard system for the city and embrace a children's playground, ball field, refectory, bandstand and concert amphitheater on the hillside, ornamental bridges, etc.

The area is to be designed throughout on the modern principles of Town Planning. The scheme has received the approval of the City Council which has agreed to the work of re-platting the entire area being begun at once. The park will be donated to the city and favorable consideration is assured to the proposal of condemning a number of insanitary wooden shacks which now stand in the way of providing a fine entrance from Concord street, the main thoroughfare.

The scheme has aroused considerable interest in the district as nothing on these lines has yet been attempted in this section of the country. It is a notable effort to solve the housing problem on the most modern lines and cannot fail to be a striking object lesson in the Northwest.

PREHISTORIC FLATS

It is appropriate that the United States which has brought the modern apartment house to such a state of perfection should be the original home of this type of dwelling.

What was probably the original apartment house in the centuries before Columbus discovered America has been found in the series of a hundred or more community dwellings in the Animus valley in the Northwestern part of New Mexico, a few miles below the Colorado boundary and directly across from the town of Aztec, it has been announced by the American Museum of Natural History.

The Museum is excavating the ruins of these examples of prehistoric Pueblo architecture and it is said to be the largest single piece of excavation work ever undertaken in the country. J. P. Morgan and Archer M. Huntington have contributed the funds which have made the resurrection of the early apartment house possible.

America's original apartment house of prehistoric days was an attractive and well-built structure. It was stately, of sandstone, 359 by 280 feet and built around a rectangular court. It was a high building, according to the primitive ideas, 35 to 40 feet, or three stories, and built with better ideas for sanitary conditions than many modern buildings, for the three stories rose on three sides of the rectangle only, while the south wing was low to admit sunshine into the court.

On the ground floor are rooms the ceilings of which are still intact. These are formed of heavy pine beams placed across the lesser dimensions of the rooms, overlaid by small poles running at right angles to the larger ones and surmounted by a layer of split cedar, or, in the more elaborate chambers by a layer of mats made from willows, which, while green, had been peeled, pierced and strung on yucca fiber.

This early apartment house was a masterly piece of architecture and represented much labor and fine workmanship. It was put together with the greatest neatness and precision, notwithstanding the fact that each piece of timber and every block of stone was cut with crude stone implements. The Museum was amazed to find in the ruin enough masonry to build a wall one foot high and one foot wide half way from

New York to Philadelphia. Each stone had been carried by human beings from the quarry 3 miles distant.

Travelers will be enabled to see exactly what the original apartment house was like; for, the ruins are being repaired and preserved. This so-called Aztec ruin is on the property of H. D. Abrams of Aztec, who has given the Museum a concession to clear it out and investigate it. The work is being supervised by N. C. Nelson and carried out under the immediate direction of Earl H. Morris of the Museum.

UNIVERSITY COURSE ON HOUSING

To meet the demand for information and instruction on housing the University of Cincinnati, through its new Department of Industrial Medicine and Public Hygiene at the Medical College in charge of Major Carey McCord, has worked out, in co-operation with the Cincinnati Better Housing League, a University course of twenty lectures covering every important phase of the subject from the growth and history of the housing problem to the Garden City Movement, the Construction of Low-cost houses for Wage-Earners and Housing from the Real Estate Man's Point of View.

Experts will be called in from various parts of the country to lecture on the phases of the subject in which they are pre-eminent. Among the subjects they are to discuss are Housing Legislation, Housing of Factories, Co-operative Housing, etc. Advantage will be taken of the fact that Cincinnati has a number of business and professional men and city officials particularly qualified by experience and training to lecture on various topics to be included in the course. Among the topics these men will discuss are "City Planning and Housing," "Low-priced Housing for Wage-Earners," "The Constitutional Aspect of Housing Legislation," "The Real Estate Man and Housing," etc.

The course, as planned, including twenty lectures with assigned reading and field work, will be given during the first semester beginning in October. The lectures will be given once a week. This course will be, so far as is known, the most comprehensive course on housing to be given by any University in the country.

The general plan of the course has been submitted to Dr. Charles W. Dabney, President of the University, and has received his approval. The Department of Industrial Medicine and Public Hygiene of the Medical College and the Department of Social Science of the University will co-operate in giving the course. The lectures will be held in one of the assembly halls of the University and will be open not only to students of the University but also to the public.

COST OF SANITARY INSPECTION IN CHICAGO

The following statement by years of the comparative number of sanitary inspections in Chicago and the cost of these is interesting not only because of the steady increase it shows in the number of inspections made by the Chicago Health Department but the steady increase in the efficiency of the inspectors as judged by the average number made per man and the steady decrease in cost per inspection. It should be noted that an increase of salaries of plumbing inspectors of \$13 per month and a general raise of all sanitary inspectors \$10 per month as well as a horizontal raise of 10% to 15% of all employes receiving under \$1800 per year occurred during 1919, making the average salary proportionally larger than for previous years.

Year	No. of Inspectors	Salary Appropriation	Total Inspections	Inspections Per Man	Average Cost Per Inspection
1907	43	\$56,700.	47,891	1113	\$1.18
1908	68	87,900.	106,052	1536	.83
1909	69	87,900.	135,065	1957	.65
1910	67	85,292.	148,877	2222	.57
1911	70	89,180.	160,838	2297	.55
1912	78	98,260.	148,087	1898	.66
1913	76	103,944.	178,200	2344	.60
1914	81	110,184.	215,291	2658	.51
1915	81	113,424.	193,616	2393	.58
1916	80	119,208.	188,535	2356	.63
1917	63	96,888.	192,831	3060	.50
1918	51	83,508.	146,640	2875	.56

HOUSING IN PHILADELPHIA SINCE THE ARMISTICE

During the war Philadelphia faced the most critical housing situation in its history. The center of the greatest ship-building and munitions district in the country, its industrial population increased by leaps and bounds. First came the great negro migration of 1917 which swamped the sections inhabited by colored people. Then came an equally great, though not as spectacular a migration of white workers. To meet the negro migration the Philadelphia Housing Association organized a Negro Migration Committee composed of all the organizations which have to do with the welfare of negroes either as the whole or as part of their work. It also persuaded house owners whose property lay on the outskirts of negro districts to take colored tenants when white tenants moved out. In this way the pressure was considerably relieved, and after the first few weeks there was little illegal room-overcrowding though many single-family houses were and still are occupied by two or more families. The Migration Committee continued its work until well along in the summer when the influx of negroes began to subside.

Then began the influx of white laborers. At that time Philadelphia had a large number of vacant houses, except in the negro districts, though a considerable proportion of them were out of repair. Steadily and swiftly these vacant houses were occupied by newcomers until by the end of September in those part of the city accessible to the chief industrial districts all that were fit for human occupancy were occupied; even vacant room signs disappeared from windows. Cramp's Shipyard was fortunately located from the housing point of view and apparently suffered least, but the New York Ship-building Company and others in September, 1918, appealed to the Housing Association for aid in finding quarters for their new employes. The Association after studying the situation advised the company to buy acreage near its yard and build dwellings. It did buy this land and later the Emergency Fleet Corporation built there the town of Yorkship. Soon afterward the Hog Island Shipyard was begun and the Housing Association was appealed to to find dwellings for the ex-

pected 30,000 employees. When it presented the facts the Hog Island management employed a large force of canvassers who went through the city street by street asking householders as a patriotic duty to take in Hog Island lodgers.

The Housing Association then called the attention of the Council of National Defense at Washington to the situation and urged that the government erect houses, as the speculative builders by this time had practically ceased operation and money, materials and labor were almost unobtainable. At the request of various government departments the Association made investigations not only in the city but in towns and villages for twenty miles outside and submitted reports. It held conferences of local builders, officials and bankers. It sent representatives to appear before Congress. Meanwhile other industrial districts had begun to feel the housing shortage keenly and national organizations like the National Housing Association had taken the matter up.

The story of the government's procrastination is an old one. It finally responded to all this pressure so late that only a fraction of the needed dwellings were completed when the armistice was signed. Nevertheless its activities during the latter half of 1918 had much to do with maintaining the morale of the workers until the influenza epidemic checked operations in shipyards and munition plants to an extent that would have been disastrous had the war been at a critical stage instead of being almost over. Philadelphia, overcrowded as never before, had a higher death rate than any other American city. The story of those weeks in October, 1918, reads like a story of the Black Death in the middle ages.

Not only were houses overcrowded but unfit houses—houses that had stood vacant for years because of their condition—were occupied, and houses that had been kept in fair repair before were permitted to run down because materials and labor were scarce and costly and because landlords were able to get tenants at high rents almost regardless of the condition of the dwelling. Meanwhile the Health Department, having lost some of its best men to federal services, let down in its law enforcement.

Philadelphia therefore began the new era of peace under

a serious housing handicap. It had, however, three reasons to hope for improvement in the near future:

1. The government houses were being completed. More than half of the government's appropriations for house building were assigned to the Philadelphia district, and as a result some 5,000 to 6,000 dwellings, of which nearly 2,000 were within the city limits, would be added to the available supply. But with the signing of the armistice work on these slowed down, a few were abandoned. A considerable proportion even today are not completed. In December the Senate caused discouragement by voting to order that work on all dwellings of the U. S. Housing Corporation not 75% completed should stop. National and local organizations secured a hearing when this resolution reached the House, which did not act favorably on the Senate measure and work was permitted to continue.

2. The let-down from the feverish activity of the war promised a diminution of population. While there was a considerable let-down and thousands of workers went back to their former homes, many of the industries continued to operate on an unexpectedly large scale and some of the shipyards even increased their forces. During succeeding months, however, there has been a considerable diminution of pressure of population due to various causes, among which one of increasing importance is the return of aliens to their native lands. While returning soldiers have to a great extent made up for this and there is at present a noticeable amount of unemployment, the prospect seems to be that there will be a labor shortage before the year is out. Then the lack of an adequate supply of good dwellings will assume a new practical importance in the eyes of those who wish to hold labor here.

3. The expectation that with the cessation of war demands building operations would boom. This proved illusory for months, until the building season was well advanced, for several reasons:

The high price of materials and the apprehension that

this price would soon go down. Incidentally this led the trust companies to adopt a very conservative policy in their building loans and so prevented an adequate supply of capital being available.

The lack of public improvements, such as sewer and water extensions, which had been held up during the war and which the city was financially unable to push with vigor until a large bond issue was authorized. This was not done until July, 1919.

The diversion to interest from house building to house buying under the "Own Your Home" campaign. Money that should have gone into the building of new houses went into the purchase of old houses at inflated prices. The supply of houses being inadequate to the need, people became panicky and bought irrespective of value to get some shelter. Tenants of many years' standing were forced out by new owners who had bought as the only means of getting a roof over their heads. The Housing Association had instances of as many as six families in a row pushing each other out. When a break occurred in such a line there was tragedy. Storage warehouses were filled to overflowing, owners of moving vans made small fortunes. And week by week rents and prices went up. Speculators came in, bought options on groups of houses, raised the rents and sold the options at an advance.

During the war the Housing Association, whose secretary was the Philadelphia representative of the U. S. Housing Corporation, had co-operated with the local Fuel Administration in checking profiteering. The method was to notify an owner that unless he signed a lease until April 1, 1919, at a fair rental no coal would be delivered at that house. This proved quite effective. But with the signing of the armistice the Fuel Administration ceased its activities. The Housing Association had co-operated in drafting two federal bills aimed at rent profiteering and had become convinced that even with war powers such legislation is impracticable unless we are to change our whole theory of property. When therefore the post-war profiteering co-incident with the Own-Your-Home

campaign, caused widespread unrest and the formation of Tenants' Protective Leagues in all parts of the city, the Association was unable to advise the latter to seek relief in this way. They did introduce several bills, none of which were enacted, and they brought cases before the courts which were consistently decided in favor of the landlords. The Leagues are, however, growing in number and if they are unselfishly and ably managed may become a factor of importance.

The Housing Association, convinced that the only relief when there are more families than there are houses to shelter those families, lies in securing more houses, has devoted most of its energies to stimulating building. It consistently advocated those items in the bond issue which provide for sewers, water mains and paving. It has urged the Tenants' Leagues to unite their strength in a building campaign, and people of means to form stock companies. These proposals are meeting with increased favor, and, unless the continued rise in cost of materials discourages building again, promise to result in operations on a large scale. Meanwhile the building "boom" which gathered some momentum in the latter part of the spring when people became convinced that prices would not go down in the immediate future, seems to be slowing up, partly because of a growing belief that manufacturers and other producers of materials are creating artificially high prices.

In the city government there are signs of renewed vitality. As a result of meetings addressed by the Secretary of the Housing Association there was formed a Churchwomen's Housing Committee representative of all the churches, under the chairmanship of Mrs. W. D. Abbey who has long been interested in improving conditions. Members of this committee accompanied inspectors of the Housing Association on their routes and became so aroused over what they saw that they went in a body with representatives of the Association to the Director of Public Health, in whose department is the Division of Housing and Sanitation, and asked him to answer a series of written questions designed to bring out the reasons why the Division has not done more effective work. The Director asked for time in order that he might make "careful and sagacious" reply. At the end of two weeks the Housing Asso-

ciation secured another appointment at which the Director presented a long written reply which on analysis proved wholly unsatisfactory. He was therefore asked to reply again. His response was to ask the City Councils to appropriate \$50,000 additional for the abatement of nuisances, to increase the salary of the Chief of the Division of Housing and Sanitation from \$3,100 to \$4,000 and to increase the number of inspectors. He then asked the Association and the Churchwomen's Committee to aid in getting these through. Councils passed all except the \$50,000 which they cut to \$25,000 and the Mayor then vetoed the additional inspectors despite the fact they had been asked for by a member of his own cabinet.

The increase in salary of the chief was due to inability to get competent candidates for the position. When the former chief resigned in February, 1918, the Housing Association asked that an examination to qualify his successor be held promptly. This was, however, postponed until spring when, at the request of the Civil Service Commission, the Housing Association nominated the examining board. None of the candidates passed. The Housing Association asked that another examination be held at once so that the new chief might begin a vigorous campaign to correct unsanitary conditions that were already increasing at a rate doubly menacing because of the house overcrowding. After hesitation the department decided to postpone the examination until fall. Then it postponed it again until November. Meantime the influenza epidemic visited Philadelphia and the armistice was signed. When the date for the examination came there were only three or four candidates. The Civil Service Commission therefore asked if the Housing Association would approve of a further postponement. This was agreed to on the score that by January or February many of our troops would be back from Europe and among them there probably would be available candidates. The date was not set again until May, however, when the Housing Association again nominated the examining board. Again there were only three or four candidates. Then, at a conference between the Mayor, the Director of Public Health and the Housing Association it was agreed that the salary should be raised to \$4,000 and the examination once more postponed. The Association wrote to

every organization likely to contain available men in its membership urging that these men participate. When the examination was finally held on June 25 there were seventeen candidates, five of whom passed. Two were in the federal service; one, Arthur E. Buchholtz, was head of the Housing Section of the Division. Lieutenant George H. Shaw, recently in the Health and Housing Section of the Emergency Fleet Corporation, stood at the head of the list and was appointed to take office August 5.

So in spite of the fact that we are at the beginning of a municipal election campaign which promises to be most bitterly fought because the officeholders elected in November will inaugurate a government under our new charter, there has been enough constructive interest in housing to give it a promising future.

JOHN IHLDER,

Secretary, Philadelphia Housing Association.

THE HOUSING SHORTAGE

The Bureau of Municipal Information of New York City is endeavoring to collect data from cities all over the United States as to the manner in which the housing shortage and rent problem is being met in different localities, and is sending out the following letter to city officials throughout the country:

"We are very anxious to know in what cities a home building campaign has been started, and if such a campaign has been started in your city, will you kindly inform us just what methods you are using to stimulate building? If you have put out any educational matter, will you be kind enough to send us copies?

"The purpose of this inquiry is to gather information about all the methods and plans that have been, or are being, used in American cities, so that it may be compiled for the benefit of the New York State cities that are interested in the problem. After the compilation is complete, we shall be glad to send you a copy on request."

ITALIAN IMMIGRANT HOUSING IN CHICAGO

Interesting and informative data on various phases of housing conditions among Italian immigrants in Chicago is

contained in a survey report recently completed by the Bureau of Surveys of the Department of Public Welfare of Chicago. The survey was made by Miss Emma Martini under the direction of Frank Orman Beck. It covers selected districts in the 1st, 17th, 19th and 22nd wards and goes into the following "Interests": Wealth, Health, Knowledge, Social, Beauty, Rightness, and concludes with 16 recommendations. Of the latter those which touch housing are as follows:

1. The city should institute a vigorous and thorough-going clean-up campaign. It should first see that its alleys and streets are thoroughly cleaned, then see that the city ordinances are obeyed both by the landlord and the property occupant. All community serving agencies should unite in a program teaching the family cleanliness.

2. All regulations and ordinances touching housing should be vigorously enforced. The Italian should be taught that power to do this rests with the Board of Health and should be encouraged to report all such delinquencies to it, understanding that such improvements will have no direct bearing upon tax and rent advances.

3. Where the Italian is economically liberated sufficiently to live where and as he pleases he chooses usually a detached house with a lawn and a vegetable and flower garden. Would they not be the group with which to work out our Garden Cities? Mortality figures indicate decidedly the necessity of securing more healthful conditions for this group.

4. A study of the living conditions among the Italians in Chicago is a most eloquent voice for city planning and zoning. As long as business is permitted to encroach upon residential areas and factories to locate at will, as they now do in the city, there will be neglected residence property and attending overcrowding and low per capita rents.

One of the most interesting passages in the report is that touching upon the subject of lodgers and boarders.

"In the rural districts of Sicily and Southern Italy," it says,

"the custom of keeping lodgers or boarders is unknown. On the other hand there is little of hospitality and it is rare indeed that a stranger is admitted into the homes.

"Having roomers and boarders is a new plan in the Italian family life. Inasmuch as there has been much split immigration among the Italians and many married men have left their families in Italy and come to America and many unmarried men have immigrated, the problem of homes for this group has been no small one. In many ways the solution of it has wrought ill in the Italian family.

"At the time of the breaking out of the war about 27% of the population was composed of adult lodgers and non-family groups. There are marked objections to this mode of life both from a sanitary and moral standpoint. Lodgers tend to excessive crowding and constitute a real sanitary problem. They also present a real moral problem. Growing girls and even the wives in the homes where there are male lodgers are exposed to acts of immorality in an unwarranted degree."

Some of the most startling conditions were found in the 17th ward where "49% of all persons in the area studied were sleeping in rooms with less than the minimum of legal air required." In this area 11% of the buildings covered 100% of the lots; 16% of the buildings covered more than 90% of the lots; and 41% covered more than 80% of the lots; 25% of the houses were located in the rear; and 86% of the lots of the area are below street level.

In the 1st ward a somewhat intensive study was made of 24 premises on State St. and Wabash Avenue. In these 24 apartments there were found 74 children and adults living in 40 rooms or on an average of less than 2 rooms to the family. Many of the so-called rooms were merely alcoves. Eighty percent of the apartments have rooms requiring artificial light, which in most cases was furnished with kerosene lamps. Thirty-five per cent of the apartments faced alleys. Thirteen of the 24 families had kitchen sinks and private toilets, while the other 11 families used a common kitchen sink and common toilet on the same floor. The investigator did not find a single bathtub in the 24 apartments.

A marked feature of the health of the families visited was the extremely high infant mortality. In one family 5 out

of 10 children died in infancy; in another family 7 out of 9 were dead, and, taking the entire 24 families, 42% of the children born died in infancy.

"The home being the key to good citizenship," the report concludes, "it is of primary importance to look well after everything which degrades the home. There is probably no other single factor upon which rests the moral and physical efficiency of the home as upon housing. * * * It is no far step to correlate with such housing conditions (as those described in the report) drunkenness, crime and immorality. Physical effects are first apparent but moral ones follow fast in their train. Jacob Riis said that you could not let people live like pigs and expect them to make good citizens. Who does not fully understand the force of this statement? Yet Ruskin's lament may still be uttered that in six thousand years of building we have not yet learned how to house our poor."

CONDITIONS OF RENTAL

Some of the provisions of the "Conditions of Rental" set forth in the lease of the Allwood Mutual Homes Company, subsidiary of the Brighton Mills of Allwood, N. J., are as follows:

"The premises are to be used and occupied as a one-family dwelling house and not otherwise.

"In order that the tenant may feel an interest in the permanent success of the Allwood Mutual Homes Company and have a voice in its management, the tenant shall subscribe for stock of the said Allwood Mutual Homes Company at par to the extent of at least two years' rent, viz: \$, payable \$, at the time of subscription, and the balance in monthly installments, payable with the rent, equal to not less than 25% of said rent.

"As soon as payments equal to the value of one or more shares of stock are made, such stock shall be issued to the tenant and shall forthwith begin to draw the regular dividends. Larger subscriptions may be made or payments may at any time be anticipated.

"If the tenant promptly pays his rent for not less than 12 months, out of half the rent of the 12th month the cost of the repairs deemed necessary by the Company on his house shall be deducted and the balance of said half of the 12th month's rent shall be returned to the tenant, so the fewer the repairs the greater the amount returned to the tenant."

MODEL APARTMENT TO INSTRUCT TENANTS

The Woman's City Club of Cincinnati through its Housing Committee is going to establish a model flat in what is probably the worst housed section of the city. The money for the purpose has just been advanced by a prominent member of the club interested in housing work in the city. The model flat is to be established in a block where one of the Better Housing League's Visiting Housekeepers has been at work for some months. The flat will be supervised by the League's Visiting Housekeeper. The public schools, the Negro Civic Welfare League and the War Camp Community Service will all co-operate to make the plan a success.

The purpose of the undertaking is to demonstrate to the mothers in the district how to secure the most desirable living conditions at the least expense. The flat will be model only in the sense that it will represent the best conditions obtainable within the means of the people living in the neighborhood. The house in which the flat will be established will be no better than the desirable ones in the district. The rooms will be fitted up simply and inexpensively to show what each family can do with care and effort to make its own flat more homelike and more attractive. Classes will be held there to give mothers instruction in good housekeeping and in such practical things as quilt making, sewing and repairing clothes.

ZONE PLAN IN RESIDENTIAL DEVELOPMENT

An interesting demonstration of the use of the zone plan to conserve real estate values is to be found in a new residential development, Colonial Gardens, in Chicago. Eighty acres of the property have been devoted exclusively to bungalows and

single-family homes; 60 acres have been set aside for the construction of apartment houses, and a third tract of land of 20 acres has been laid out for business purposes. There are more than 100 houses in Colonial Gardens now occupied, and 100 under construction.

FURNISHING THE SMALL HOUSE

The housing development of the Economical Homes Association at Elizabeth, New Jersey, has been previously described in *Housing Betterment*.^{*} One unique feature, however, has since been developed which will be of especial interest to those who are interested in the educational value of improved housing.

Upon completion of the houses, Richard Henry Dana, Jr., of the firm of Murphy and Dana, who were architects for the development, obtained permission from the owners to furnish one of the houses at his own expense. To save time he secured the assistance of Mrs. Albert R. Green, an interior decorator, for several years connected with the *Ladies' Home Journal*.

They decided that the tenant of a four-room house renting for \$21 a month could not well afford to pay more for furnishings than \$50 a room, so they limited themselves to that amount, making a total of \$200 for the four rooms. They had to figure very closely under these self-imposed conditions but came out with a total cost of \$196 for the house.

They further made the problem difficult for themselves by insisting upon getting all the furniture, furnishings, etc., in the local stores in Elizabeth, which were found to be higher in price than some of the larger stores in New York City. As the round trip from Elizabeth to New York cost \$1.94, they felt that many of the tenants could not afford to do their shopping in the city. They refused, also, to take any discounts offered by the stores, as they wished to let the tenants know the full retail prices.

On the door of each room they pinned a typewritten list of the items in the room with the exact price of each and where it could be obtained.

^{*}See also N. H. A. Publication No. 52, "Triumphing Over the Grid-iron Plan."

The Economical Homes Association arranged to have the house opened for inspection daily from 2 o'clock to 6, one of the tenants of one of the other houses being there every afternoon to show it off. The Association was at first skeptical about renting the house at all, but within a very brief time they had five applicants who wanted to rent the house as furnished and to pay for the furniture on the installment plan. The Association has since expressed a desire to furnish another of the houses in a similar manner.

Following are the principles upon which Mr. Dana and Mrs. Green proceeded:

INTERIOR DECORATION IN SMALL HOUSES.

QUALITY RATHER THAN QUANTITY.

Too few things in a room are better than too many.

Many things make a room look crowded and stuffy and are a burden to really keep clean.

Few things give a sense of space and each thing counts for its full value because not half hidden by other things.

EVERYTHING SMALL IN SCALE.

All the furniture is kept small to go with the small rooms except the double beds which have to be large for comfort.

Large furniture takes up too much space and makes the room seem unpleasantly small by comparison.

The figures in the curtains should also be small to go with the small size of the rooms.

TREATMENT OF WALLS.

Plain wall papers look better in a small room than paper with figures on it. Plain papers are also more restful and a better background for pictures and furniture.

As the ceilings are not high, friezes of fancy paper are not appropriate unless they are very small in scale.

The picture mouldings should be close to the ceiling to make the walls seem as high as possible.

USE OF COLOR.

Bright, light colors are more cheerful than dark, dull colors.

As the kitchen is the warmest room in the house the walls are light blue—a cool and clean color.

HOUSING OF THE POOR IN BALTIMORE

Under the title of "Poverty in Baltimore and Its Causes", the Alliance of Charitable and Social Agencies of Baltimore published recently a very interesting study of social statistics for the year 1916-17 in which is to be found a brief presentation of Baltimore's peculiar housing conditions.

"There are revealed certain facts," the report states for instance, "which in other communities would indicate very wretched housing conditions, but which do not necessarily have such significance in Baltimore. For example, the report contains information as to the toilet facilities in 6517 cases, and of these nearly four-fifths, or 5057, had none in the house as contrasted with the yard, and out of 6489 cases, as to which we have information with reference to the existence or non-existence of baths within the house or apartment, we find almost precisely three-fourths, or 4832, have none. It is a bad showing even for Baltimore, but it means in Baltimore very much less than it would in almost any other place, as it is only within the last few years that Baltimore has had any sewerage system at all. In Baltimore up until not so many years ago, it is probable that toilet facilities in the house were the exception rather than the rule, even in many fairly large houses, in other respects reasonably comfortable, and felt so to be. Now that the city has a complete sewerage system, these conditions are rapidly changing. Somewhat the same thing may be said as to bathing facilities, except that an ordinance requiring baths to be installed in newly erected houses was passed 20 years or more ago. The fact is, of course, that the poorest of the poor live in houses which have the fewest modern conveniences, and therefore the proportion of those who occupy houses without indoor toilet facilities and without baths is much larger than the rest of the community, but it does not mean that even then they are living under condi-

tions which were not found perfectly tolerable by the great majority of Baltimoreans of one or two generations ago."

Commenting upon those features of housing in Baltimore which appear to be superior to those of similar class of population in other cities of the same size, the report says:

"Ordinarily we expect to find the poorest of the urban poor very much crowded together in badly lighted and ill ventilated rooms. In many if not most cities in this and other countries that expectation is unfortunately realized. In Baltimore it seemingly is not. This city was formerly almost destitute of tenement houses and still has but few of them in proportion to its population. It has a great number of 4- and 6-room houses which, until within the last few months, could be procured for a low rent. For that reason, indications of overcrowding are not revealed in a study of the living conditions of even the poorest of Baltimore's poor. It is not meant to say or imply that they are well housed. The reverse is doubtless true, but some of the things which in other places evidence bad living conditions are not found here.

"In 7667 out of 8663 cases investigated, we have reports on the dwellings occupied. Eliminating 1763 cases in which the individual studied lived with relatives and friends, there remains 5904 as to which we have a report upon the kind of dwelling in which the family lived. In more than half of these, or 3018, the family was the sole occupant of an entire dwelling. In 2042 more it shared a house with not exceeding 2 other families, so that 5060 out of 5904 lived under conditions which would usually be assumed as indicating that there was little or no crowding.

"This conclusion will be confirmed by the report of the number of rooms accessible to the use of the family. Excluding the cases in which we have no information, and those in which the person dealt with was a boarder with others, there are left 5823 cases, and of these more than half, or 3005, occupied from four to six rooms each.

"Along the same line are the revelations as to the degree of light and air in the dwellings of investigated families. We have as to 6124 information as to the number of rooms with

and without outside windows. We find that in two-thirds, or 4000, of these cases there are at least 4 rooms with outside windows, and only 11 which have no room with such a window, and out of 5582, 4967 have not a single room which is lighted by a skylight or by a window opening on a court or cut less than 3 feet wide, and in practically all the other houses there is only one such room. Out of 5595 as to which we have reports, nearly seven-eighths, or 4789, have not a single room without an outside window, and 733 of the balance have only one such room."

HOUSING AND INFANT MORTALITY

In a study of Infant Mortality in Brockton, Mass., based on births in one year recently completed by Miss Mary V. Dempsey, the Children's Bureau of the U. S. Department of Labor has added one further bit of testimony to the close relation between housing conditions and infant welfare.

While it was found that in general the housing conditions in Brockton were exceptionally good, it was found, as in all previous similar studies, that "the greatest mortality occurred among babies who lived in the most congested homes."

"Overcrowding," the reports states, "is an evil so closely allied with poverty, ignorance and dirt that it is difficult to obtain an absolute measure of its importance. Nevertheless, it may be conceded that the baby brought up in a home in which the number of rooms is equal to or greater than the number of persons has a decided advantage over one living under conditions of greater congestion."

The report is Bureau Publication No. 37, Infant Mortality Series No. 8.

HOUSING FARM HELP

The Engineering Bureau of the National Lumber Manufacturers' Association has issued a practical booklet called "Housing Farm Help," the purpose of which is to outline for the farmer the necessity for more and better housing for his help and to furnish him with an assortment of plans from which he may select such as may suit his individual needs or which he may adapt to suit them.

The text, which was written by R. S. Whiting, architectural engineer, explains the growing importance of adequate and comfortable housing as a means of obtaining and holding dependable farm labor and sets down as minimum standards the Government Standards for Permanent Housing. The bulletin is illustrated with a number of cuts of attractive farm cottages which have been built by progressive farmers and reproductions of approved plans.

STATE HOUSING

North Dakota enjoys the distinction of being the first State of the United States to embark upon an extensive program of State aid to home-builders. By one bill enacted into law by the 1919 legislature, as a part of a progressive reconstruction program to stimulate industries of all kinds, the State will establish and operate the North Dakota Home Builders' Association to which has been appropriated \$100,000 for the purpose of enabling inhabitants of the State to acquire their own homes. A second bill provides for the issue of bonds to an amount not to exceed \$10,000,000 to cover first mortgages on real estate which shall have been issued by the Bank of North Dakota.

The Home Building Association is to be operated by the State Industrial Commission which is authorized to acquire by purchase, lease or exercise of the right of eminent domain all requisite property rights and may construct, repair and remodel buildings. No home is to be built or purchased and sold at a price to exceed \$5,000, except in the case of a farm home, in which case the selling price is not to exceed \$10,000, the word "home" being taken to mean "a dwelling house within or adjacent to a town, village or city together with such equipments as are customarily used in connection with a dwelling house." The words "farm home" are taken to mean "a tract of agricultural land together with a dwelling house, a barn and such other farm buildings and equipment as are customarily used in connection with a farm home. The law provides that "The Association shall make a specialty of building standardized houses, barns and other buildings."

Ten or more depositors in the Association may form them-

selves into a local body to be known as a Home Buyers' League. Every such Home Buyers' League must be authorized, registered and numbered in the office of the Association and it is to be governed by such rules and regulations as may be prescribed by the Industrial Commission. No person will be permitted to become a member of a Home Buyers' League without the consent in writing of all the other members, and every person becoming a member becomes liable to the extent of 15% of the price at which his home was sold him for all contracts, debts and obligations due the Association from his League.

Whenever a member of a Home Buyers' League shall have deposited with the Association a sum equal to 20% of the total selling price of a home or farm home, the Association shall, upon his application, purchase or build such home or farm home and convey it to him upon a cash payment of 20%, the balance to be secured by a purchase money mortgage upon the property, and to be paid on an amortization plan by means of a fixed number of monthly installments sufficient to cover, first, a charge on the loan, at a rate to be determined by the Industrial Commission; second, a charge for administration and surplus at a rate not exceeding 1% per annum on the unpaid principal, the two rates combined constituting the interest rate on the deferred payments; and, third, such amounts to be applied on the principal as will extinguish the debt within an agreed period, not less than 10 nor more than 20 years. Additional payments in sums of \$25 or any multiple thereof for the reduction of the amount of the unpaid principal, or the payment of the entire principal may be made on any regular installment date under the rules and regulations of the Industrial Commission.

The Industrial Commission must fix the rate of interest on all deposits and loans, and the charges for all services rendered by the Association, but no interest rate allowed or received is to exceed 6% per annum.

Provision is made in the law that in case of any accident, crop failure or other event which reduces the buyer's reasonable income by one-half, all payments under contract may in the discretion of the Industrial Commission be extended from time to time for a period of one year; provided, however, that

on the payment of all installments such further annual payments shall be payable as will pay the interest, with interest thereon, for the years for which no payments were made.

WHERE LANDLORDS AND TENANTS COOPERATE

In one of the oldest and most dismal tenement districts of Cincinnati a marked improvement in conditions has been obtained in a manner which holds out a very helpful suggestion to other communities faced with similar problems. Into this district sometime ago the Cincinnati Better Housing League put an inspector—Mrs. Drusilla Clay—who evolved a plan of cooperation between landlord and tenant which has worked marvels in a brief space of time.

Going to the landlords she said in effect: "See here, bad tenants injure your property. They throw refuse into the plumbing and it costs you good money to repair the damage. They clutter the halls with filth and spoil the place for future tenants. On the other hand, they complain that you permit water to stand in the basement while they get influenza or something equally bad. Let us effect a compromise. I will get the tenants to promise to keep the property in good repair if you will promise to make the necessary improvements."

There has scarcely been a tenant in the neighborhood who has not been willing to try it out, though many have been skeptical and some have remained so. And tenants, too, awakened to opportunities for getting something which they hadn't expected have been urged to efforts to which mere appeals to decency had not stimulated them.

Mrs. Clay formulated the following rules for tenants which she had printed in large type on bristol board about a foot square to be placed in the tenements which were selected for the experiment:

RULES FOR TENANTS.

"The families who live in this house are helping to make the community beautiful and healthful by keeping the following rules:

First—To scrub kitchen floors once a week.

- Second—To scrub toilets once a week.
- Third—To flush catch basins twice a week.
- Fourth—To break all wood or coal in yard or cellar.
- Fifth—To sweep halls and flights of stairs twice a week.
- Sixth—To wash halls and flights of stairs once a week.
- Seventh—To keep garbage in a covered can.
- Eighth—To keep all waste in barrels.
- Ninth—To throw no waste into sinks, toilets or drains.
- Tenth—To break no windows or walls or cut woodwork in rooms.
- Eleventh—To keep yards, cellars and attics clean.
- Twelfth—To keep food covered.”

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Prepared by F. W. Jenkins,
Librarian, Russell Sage Foundation

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Winnipeg. Health department. Report on housing survey of certain selected areas made May to December, 1918 * * * also report on the number and condition of vacant houses, January, 1919. 86p. Winnipeg, The City, 1919.

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United States. Labor department. Bureau of industrial housing and transportation. Why a federal home loan bank system? 4p. typewritten. Wash. Govt. 1919.

The following statement applies with equal force to Senate bill no. 1469 by Senator Calder of New York, and

to House bill no. 6371 by Congressman Nolan of California. The two bills aim at the same result and differ only in minor unimportant details.

United States. Congress. House. Bill to encourage home ownership and to stimulate the buying and building of homes. 39p. Wash. Govt. 1919 (66th Congress, 1st session, H. R. 6371).

United States. Congress. Senate. Bill to create a Federal home loan board and home loan banks for the purpose of aiding in financing the construction of home. 46p. Wash. Govt. 1919 (66th Congress, 1st Session, S1469).

United States. Labor department. Selected bibliography of industrial housing in America and Great Britain during and after the war. XIXp. Wash. Govt. 1919.

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Adams, Thomas.

Canada's drive for better housing (in National municipal review, v.8, p.354-59, July 1919).

Bossom, A. C.

Danielson, a unique housing development for the Connecticut mills at Danielson, Conn. (Architecture, v.39, no.3, March 1919).

Garden cities and town planning magazine, v.9, no.6, June 1919.

This number contains an article by R. L. Reis describing the organization of the Housing and town planning

department of the newly created Ministry of Health, which supersedes the Local Government Board of Great Britain.

Good homes make better farms and attract suitable labor (in Reclamation record, v.10, p.255-258, June 1919).

The Reclamation record is issued monthly by the Reclamation service, Dept. of the Interior, Washington, D. C.

Housing, v.1, no.1, July 1919. New periodical issued by the Housing department of the Ministry of health of Great Britain. Its object is "to secure as a regular means of direct communication between the Department and the local authorities and the Ministry's staff up and down the country on the many points which arise from day to day in this great administrative undertaking."

London Garden city. (in Municipal journal (London), v. 28, p.692, July 11, 1919). A single paragraph descriptive of a new housing scheme in London to be known as Ealing Village Park.

Housing of Birmingham workers; a constructive scheme of town planning (in The Organiser, v.26, p.665-69, June 1919).

Melani, Alfredo.

Workingmen's houses in Italy, Part I (Architectural record, v.16, p.176-185, August 1919).

National housing; what the government proposals mean: House building for speed, a rapid method of concrete construction (in The Organiser, v.25, p.89-93, July 1919).

Purdom, C. B.

Industrial aspect of the Garden city (in the Organiser, v.25, p.95-99, July 1919).

Smith, B. S.

Home buying made easy in several cities; home building

corporation in St. Paul, Seattle, Dallas and other cities provide funds on monthly payment plan, without costly fees (in Buffalo live wire, v.10, p.22-24, July 1919).

Swan, H. S.

Industrial zoning; paper read before the National conference on city planning held by the American City planning institute at St. Louis, 4p.

Reprinted from the American architect, April 2, 1919.

Town planning review, v.8, no.1, April 1919.

This number contains an article by T. F. Tout on "Mediaeval town planning", also one on "The Development of the English village," by S. D. Adshead. Many recent publications on housing are reviewed.

United States. Bureau of labor statistics. Lessons from housing developments of the United States housing corporation by F. L. Olmstead (in Monthly labor review, v.8, May 1919).

NEWS NOTES

Akron, Ohio.—Plans and specifications for 100 homes to cost between \$5000 and \$6000 have been completed by the Coventry Land Company. All the houses are to be built in Firestone Park, the housing development of the Firestone Rubber Tire Company. This is an enterprise entirely distinct from that undertaken by the Akron Home Owners' Investment Company, the 15 million dollar corporation which will begin operations in the near future. Along with its attempt to relieve the housing situation, Akron is considering the adoption of the City Plan prepared by John Nolen. At a meeting of the Akron Engineering Society, which was attended by 132 engineers, E. E. Workman, of the Akron Chamber of Commerce, spoke as follows: "Akron has been misfitted in many places as the result of many plans, but I think that the plan now proposed for the city should be adopted. It may not be the best, and there may be details in it that may not

be carried out, but now is the time to begin, and the cost should not be considered. We have waited 25 years to go back and rebuild Akron; shall we wait another 25 years before we come back to where we are now and begin all over again?"

Anoka, Minn.—The city of Anoka, which is contemplating an expenditure of \$105,000 on paving, together with many other public improvements totaling many thousands of dollars, is considering the adoption of a city plan in order to guide the proposed development of the city to the best public advantage.

Atlanta, Ga.—After stating that Atlanta's increase in population is about 2000 per month exclusive of the floating and soldier population, W. W. Banks, Vice-President of the Third National Bank, said not long ago that 5000 homes are vitally needed in the city at once, and advised the Atlanta Realty Board that some effort should be made to organize a corporation to finance the building of moderate priced homes.

Auburn, Me.—The Auburn Housing Company has been organized in an effort to meet the housing shortage in the city and is to build and operate new houses as well as improve old dwellings. The capital stock of the corporation is \$100,000.

Auburn, N. Y.—At a meeting of the Chamber of Commerce held this summer a careful survey of the city was determined upon to discover the exact housing situation. In the past few years, Auburn has erected on an average of only 20 houses per year, while during the previous 12 years the average number was 116. The Rotary Club is taking an interest in the matter and has appointed a committee on housing.

Baltimore, Md.—The City Council is attempting in three ways to solve the serious problems that have arisen out of the shortage of houses. A recent move was that made by Councilman Wilson J. Carroll who introduced an ordinance carrying an appropriation of one million dollars to purchase land and to erect houses to relieve the shortage. The ordinance provides

for the maintenance and operation of the houses by a Commission to be appointed by the Mayor. It specifies the type of houses to be erected; one story semi-detached dwellings, containing no less than 8 rooms on lots no less than 25 ft. x 100 ft. The measure has been referred to the Committee on Ways and Means. Another measure which has been adopted by the Council is the appointment of a Commission to make an investigation of the situation and evolve some means of encouraging building. Early in June, the Council acted upon a resolution aiming directly at rent profiteers, which authorized the increase of assessments on property rents which had been increased 10% or more. Under this ordinance, the Capital Appeal Tax Court is collecting information about rent increases. Mayor Broening has taken a hand by inviting members of the Board of Trade to confer with builders at the City Hall with a view to learning what the city can do to facilitate the work of the builders.

Bay City, Mich.—Forty houses have been guaranteed for Bay City and are to be built at once to help relieve the famine. One hundred are needed before the year is out, but 300 houses would more nearly fill the demand. The city has never been in such a predicament before.

Beaver Falls, Pa.—The Chamber of Commerce is again working on plans to meet the housing shortage in Beaver Falls. A year ago, the Housing Committee appointed by the Chamber of Commerce worked out a scheme designed to promote the erection of 100 or more modern homes for sale on easy terms, but because of unsettled conditions the plan was abandoned for the time being. The Chamber hopes to arrive now at some definite solution.

Bellingham, Wash.—Organization of a local civic club has been effected in South Bellingham, the object of which is to better conditions in that section of the city. Among other subjects discussed at the evening meeting was a home building and a home improving campaign. Several speakers pointed out the crying need for more homes in the district, and it is said that approximately 70% of the men employed in big

south-side plants make their homes on the north-side not from choice, but because there are no homes available near their work.

Belleville, Ill.—Work of creating by popular subscription a fund of \$20,000, to be used to stimulate home building in Belleville, has been inaugurated by the Housing Bureau of the Board of Trade. Trustees for the new corporation have been appointed and solicitation of stock has been begun. It is estimated that at least 50 houses could be disposed of as rapidly as they are completed.

Birmingham, Ala.—Birmingham is losing population almost every day, business men of the city declare. The city is growing faster than its housing accommodations, having had an increase in population of approximately 100,000 in less than 10 years, which brings the present population up to about 231,000. Members of the Real Estate Exchange, contractors and architects are interested in the promotion of an Own Your Own Home campaign, which was launched early in June and is showing some results. Announcement has been made by one builder that he will erect a \$250,000 apartment house.

Bremerton, Wash.—Members of the Citizens' Committee of the city of Bremerton are trying to get a continuance of the Government program for home building, for which purpose a delegation representing the committee was sent to Washington recently to urge that \$2,500,000 be appropriated by the Government to continue the home building scheme launched by the U. S. Housing Corporation. The delegation was heard by the Naval Affairs Committee of the House, and stated that there were 6000 men living at the Navy Yard; 1800 more commuting daily, and the Government was advertising for 3800 additional workers. During the war, 270 houses were built at Bremerton for workers at the Yard, and a mammoth hotel and apartment house were constructed, but the hotel has never been opened owing to lack of maintenance funds. If the plans of the Bremerton Committee are carried out, a model city will be built on 175 acres of land adjoining the Yard and will contain about 750 or more houses. The Naval Affairs Com-

mittee showed a favorable attitude toward the outline put before it, but while realizing that the Government, being the only employer at Bremerton, has a special responsibility in affording housing for its men, and that Bremerton is destined to have increased importance now that the Navigation Department has decided to maintain a Fleet in the Pacific Ocean, the Committee is not certain that it has jurisdiction in the matter and will take up the matter with the Public Building and Grants Committee.

Buffalo, N. Y.—The high cost of rent has been given a severe blow by a group of Buffalo business men who have built a model tenement house. On account of the realty conditions which working people are facing, these business men have reduced the rent of each apartment from \$15 to \$13 per month without sacrificing a dividend return of 5%. Each apartment has a living room, kitchen, pantry and two bedrooms, electricity, hot and cold water. The walls are painted. As soon as building conditions are more favorable, other tenements will be erected by the same group of men. An enterprise was launched in 1915 by the Buffalo Housing Committee, which grew out of the Sub-Committee on Capital and Construction of the Charity Organization Society. Work of construction on 100 houses will soon be begun by the Kenmore Board; the houses to cost about \$4500 each.

In every section of the city residents have been fighting the Laurentia Real Estate Company's plan to build 32 dwellings on a 150 ft. lot on Delaware Avenue. The City Council has intervened and stopped the project because the plan has not been filed with the Bureau of Buildings. Indications are that the majority of the Council oppose the project and if any legal reasons for refusing a permit are found, no permit will be issued.

Establishment of an Advisory City Planning Commission of 5 or 7 citizens has been urged by Charles H. Cheney, consultant to the City Planning Commissions of the cities of San Francisco, Cal., Portland, Ore., and other western cities, who spoke on Buffalo's city planning problems at the National Conference on City Planning held in Buffalo last spring.

Camden, N. J.—A study of the housing problem which has developed because of the rapidly increasing population and cessation of the building activities during the war, is one of the enterprises to be undertaken by the newly organized Chamber of Commerce.

Chicago, Ill.—Proper housing of the colored people of Chicago was discussed at the May meeting of the Cook County Real Estate Board, and it was the sense of the meeting that the Own Your Own Home Committee of the Board get together with similar committees of the Chicago Real Estate Board, the Chicago Association of Commerce, and other civic organizations to cooperate with the leaders of the colored people in working out a suitable method of housing the colored race.

An Own Your Own Home Bureau has been established by the Chicago Association of Commerce in conjunction with the Chicago Real Estate Board and the Cook County Real Estate Board. An expert in real estate matters has been put in charge of the Bureau which is to serve as a clearing house for information in all matters relating to home building and home ownership.

Chickasha, Okla.—One of the greatest building booms since 1910, when Chickasha's population increased several thousand, is now under way. According to the statistics compiled by the Chamber of Commerce, dwelling houses amounting in value to \$75,000 are now under process of construction.

Chillicothe, Ohio.—The Chamber of Commerce, realizing the scarcity of housing in Chillicothe, has appointed a committee to devise means for relieving the situation. The most important suggestion put forward by the committee is that all citizens who own lots make plans to carry on a combined building scheme by which they can give all the work to one contractor and thereby secure marked reductions in the price of materials and labor. One real estate man reports that in one morning he had 19 calls for homes with no homes available, and it is stated that 9 families are living in old office

rooms until they can find suitable quarters. All storage houses in the city are filled with household furniture of people who are waiting for housing accommodations.

Cincinnati, Ohio.—Cincinnati wants 7500 houses and 30 million dollars with which to build them, according to recent press reports. Real estate men have advanced the following suggestions for meeting the shortage which exists all over the country: (1) The passage in Congress of the Home Credits Bill; (2) the promotion of companies to finance the building of homes for working men; (3) have industrial concerns advance funds to employees to build homes on easy terms, and (4) afford every sort of encouragement to employees in acquiring homes by steady work and good wages.

Joseph Phillips, a Cincinnati builder, asserts that one million dollars will put under way a practical solution to Cincinnati's housing problem; provide a profitable return on the investment, and relieve the city's financial impoverishment by adding millions of dollars to the tax income. Direct taxation of large rent payers is suggested as a means for increasing the number of home builders and home owners. Through the City Council and City Rent Board, an Own Your Own Home campaign has been launched in connection with other cities throughout the country.

Cleveland, Ohio.—J. C. Marks, Secretary of the Federal Rent Board of Cleveland, has estimated that the city is short 16,000 houses. A campaign is under way to increase the number of home owners in the city. It is said that at the time of the 1910 census, 34% of the population of Cleveland owned their own homes and now this proportion has decreased to 25%. Cleveland is, therefore, in pursuit of its lost title as the first city in the land in the number of home owners.

The Federal Rent Board has asked the City Council to provide for publication in the City Record all of its rent adjustment proceedings in order to place on record the names of property owners who took advantage of the housing shortage to profiteer.

The problem of comfortable housing for business and professional women is one of the questions which the Woman's

City Club is studying. Among the measures under discussion is one regarding the rehabilitation of the "600," a club house, to be used as a woman's hotel, and the enlargement of lodging arrangements at the YWCA is being looked into.

Columbus, Ga.—A resolution introduced in the general meeting of the City Council of Columbus calls for the investigation of rent profiteering which is causing a flood of complaints from renters throughout the city. The resolution calls for a committee of Councilmen to cooperate with a similar committee from the Chamber of Commerce to make a thorough investigation into the cases if the excessive rents go into effect October first.

Columbus, Ohio.—The Columbus Own Your Own Home Campaign which opened early in May is demonstrating the need of such an agency. The campaign headquarters has developed into a clearing house for information on house hunting, planning and building. Columbus is facing the most serious house shortage in its history which will be aggravated by the coming of several new factories to the city on the first of October. Lucius E. Wilson, Vice-President of the American City Bureau, who planned an expansion campaign for the Columbus Chamber of Commerce, advises that building should be undertaken by a large number of business men who believe in the future of Columbus enough to work together to increase housing facilities quickly and extensively.

Dallas, Texas.—The Dallas Housing Company, though it is only a few months old, is in full operation. The organization was perfected on April 28th, and one day later had broken ground for 10 houses in Oak Cliff. Two of the dwellings were ready for occupancy on June first and 6 more homes will be built on adjoining property. Land has been purchased in East Dallas on which a group of 10 houses will be erected; 10 or more in Oak Lawn; some in Highland Park, and others in Dallas and its suburbs.

To help solve the housing problem for business girls of Dallas, the YWCA is about to launch a campaign to raise \$800,000. A part of this amount will be used for the erection of an administration building for the association.

Dayton, Ohio.—Dayton is face to face with a serious housing problem, which will soon cause a breakdown in labor circles. There are more than 200 jobs open for men in this city which can not be filled because no homes are available, states the Chamber of Commerce, and in order to cope with the situation, a joint committee to have charge of all phases of the housing problem—home shortage, profiteering, stimulation of home building and home improvement—has been named. This committee will cooperate with the Own Your Home Campaign, which has been launched by real estate men of the city. In connection with the construction of new housing, the improvement of the existing poor conditions in old houses is being urged.

Dearborn, Mich.—Plans for the building of 3000 houses by Henry Ford for his employees at the Dearborn Plant in Detroit have been completed.

Land has been purchased and hundreds of lots have been laid out, but actual construction of the houses awaits the completion of a mill in which the raw material will be sawed into standard lengths.

It is the hope of Mr. Ford to build homes which his workers can afford to own, and the building of standardized houses in large numbers to save expense in construction is the method adopted to lower the cost.

While the development was originally designed for Ford workmen only, homes will be sold to others desiring to settle in Dearborn, but it is estimated that upward of 80% of the homes will go to workmen in the plant.

Denver, Colo.—The results of the Own Your Own Home campaign, which was pushed with great vigor in Denver, is shown in the record of building permits issued in the first 5 months of 1919. During that time a total of 1173 permits was issued as against 939 in the same months last year, and a two million dollar year for home construction in Denver is prophesied.

Des Moines, Iowa.—A survey of the Des Moines housing situation will be made immediately, under the new Iowa

Housing Law, by Roy W. Leibsle, the newly named Housing Commissioner. The law became effective in the State on July 4th, and the survey is being made so that the various property owners may have a chance to comply with it, and for the purpose of comparing the provisions of the law with those of other States as well as to investigate the probable effect of its operation. The Des Moines Housing Association recently sent Dr. Curtiss W. Reese on a tour of eastern States and cities which have adopted housing laws.

According to real estate men of this city, 1000 houses are needed in Des Moines to take care of the families who are looking for places in which to live, and should the city's population increase by 50,000 within the next two years, as is predicted, it is estimated that it will take construction costing from \$500,000 to two million dollars to produce adequate housing.

Detroit, Mich.—Hume McPherson, Secretary of the Community Housing Corporation, has announced that more than 1000 applications for houses have been received, including application from practically every motor car company in the city and hundreds of individuals, many of whom own their own lots.

Duluth, Minn.—A home building campaign, which surpasses anything that has ever been attempted in Duluth along the same line, is being started by the Builders' Exchange. Seventeen architects in Duluth have been employed and all have been asked to draw up complete plans and specifications for at least 3 houses to cost from \$2500 to \$6000 each. These plans will be purchased by the Exchange and kept on file for the use of the public. As soon as the plans are ready, the Exchange will have its contractor members, and each of its more than 100 material men figure on them. From the figures submitted, the lowest bids for each part of the construction work and materials will be averaged together and the total cost of each house will be compiled. Those in charge of the campaign feel certain that this method will give a much lower complete construction price than any individual can now obtain.

Real estate men have estimated that Duluth is in need of more than 5000 homes and it is felt that this campaign will do much to relieve the shortage.

Durham, N. C.—At a recent meeting of the Board of Directors of the Chamber of Commerce, plans for the organization of a corporation to assist in the building of homes were drawn up, and various schemes by which this building might be accomplished were decided upon.

Fond du Lac, Wis.—The raising of \$60,000 and the securing of a site for the Nunn, Bush and Welden Shoe Company's branch factory in Fond du Lac does not solve all the problems connected with the enterprise. The question of housing will be an important one. Business men believe that 100 or more houses will be necessary to meet the situation and while no definite plan has been launched, a cooperative enterprise to erect houses is being discussed.

Franklin, Pa.—The proposition to organize an association to place before the people of Franklin the advantages of owning their own homes has touched a popular chord. Great enthusiasm was displayed at a recent mass meeting when the organization of the Franklin Home Building Company and Building and Loan Association was outlined. Without any call for subscriptions to the company, much of the stock was sold at the meeting.

Freeport, Ill.—Freeport needs 100 houses and has undertaken to obtain the pledges of 100 men to build houses by combining in groups of 10 and agreeing that the 100 houses shall be built under one contract in order to effect a saving in cost of construction which will make possible high class low cost homes at reasonable rentals.

Grand Rapids, Mich.—The organization of a home building corporation capitalized at one million dollars is proposed for the relief of housing conditions in Grand Rapids.

Greensboro, N. C.—Housing problems more acute than

ever before in the history of the city are being considered by the newly organized Traveling Men's Bureau of the Chamber of Commerce. Complaints relative to the scarcity of houses are being made by traveling men and men engaged in other pursuits as well.

Griffin, Ga.—A mass meeting was called in Griffin recently for the purpose of deciding on some plan for housing newcomers. With all apartments, hotels and rooming houses filled to the limit, demands for living quarters continue to grow and the situation is rapidly becoming acute.

Hamilton, O.—For the purpose of forming an organization to lend money on second mortgages, the Board of Trustees of the Chamber of Commerce has appointed a committee to outline the plan of a loan company.

Hollister, Cal.—A concerted movement is on foot in Hollister to induce local people of means to build an apartment house, bungalows and cottages in order to provide accommodations for newcomers who are unable to secure living quarters. The statement has been made that there are at present no more houses in the city than there were 5 years ago, while the town has in the meantime gained 25% in population.

Huntington, Ind.—The 100 lots sold in 55 minutes to 65 business men in Huntington will soon become the location of 100 new houses valued at \$150,000. This record deal was effected at a recent meeting of business men who pledged themselves to participate in a 100-home building campaign launched as the result of the proposition of J. F. Bippus who pledged himself to build a \$250,000 hotel if citizens would pledge themselves to erect 100 houses.

Johnstown, Pa.—The directors of the Midvale Steel Corporation have approved appropriations for 8 million dollars for plant improvements in the works of the Cambria Steel Company, of which \$2,500,000 will be used for the beginning of a housing program. The corporation will advance 90%

of the capital to prospective home owners, the loan to be paid back in 12 years with 5% interest on deferred payments.

Kenosha, Wis.—Five thousand houses in three years is the goal established by the Housing Committee in charge of building plans for Kenosha. Reports of the committee have been favorably received by the members of the Chamber of Commerce, and the one million dollar Kenosha Home Building Corporation, provided for in the plans, is in course of organization.

Kinston, N. C.—A very real housing problem is vexing the city officials and the Chamber of Commerce of Kinston. Every single dwelling and every apartment is occupied.

Knoxville, Tenn.—At least 200 houses, a large commissary and a boarding house are to be built by the Pruden Coal and Coke Company which is opening a new mine at Valley Creek.

Lancaster, Pa.—Business men of Lancaster are organizing in an effort to minimize the extreme shortage of housing in this city. The organization will be known as the Lancaster Home Builders Association which will operate without profit and will carry on a vigorous campaign to stimulate home owning. Houses will be built singly and in pairs and will be turned over to the purchaser at cost on easy terms. The capital stock of the association is \$100,000.

Laporte, Ind.—The Laporte Chamber of Commerce has voted to incorporate a house building company through which 100 new houses will be built in the city; 50 of the houses to be built by the company itself, and 50 through individual initiative.

Lorain, Ohio.—Lorain needs 1000 homes! In every part of the city there is a scarcity of dwellings, a condition which has existed for a number of years. "One Thousand Homes This Summer!" is the slogan selected by Lorain men for the building campaign which has been launched.

Louisiana.—Owing to the acute stage which the housing situation in Louisiana has reached, a state-wide effort to inaugurate an Own Your Own Home Campaign, in which every city and town in the State has been invited to join, was started on May 28th when a meeting of representatives of all the more important cities called by proclamation of Governor Ruffin G. Pleasant was held at Baton Rouge.

Lynchburg, Va.—The Housing Committee appointed by the Chamber of Commerce to consider the shortage of housing in Lynchburg and to devise some plan by which the present conditions may be remedied, has decided to issue an appeal to the monied interest of the city to cooperate with the committee and to consider the investment of money in the construction of houses. Rents have advanced in Lynchburg from 10% to 50% since the first of the year.

Mansfield, Ohio.—The dearth of houses in Mansfield is the cause of 300 or more families having their household goods in storage awaiting the time when they may procure suitable homes. Through the efforts of the Chamber of Commerce, a company is to be formed for the purpose of erecting 200 houses. The capital stock of this company is to be \$500,000, and one-half the amount will be issued at once; manufacturers taking \$150,000 worth, retail merchants \$50,000, and bankers and other citizens the remaining \$50,000.

Menasha, Wis.—The Menasha Chamber of Commerce has organized a building company to undertake immediate erection of 30 houses to relieve the housing shortage. The company is capitalized at \$50,000.

Milledgeville, Ga.—For several years there has been a shortage of residences in Milledgeville, and citizens are discussing a plan for a builders' association. It is believed that if the number of houses now in the city were increased 10% scarcely one would be vacant six months afterward.

Milwaukee, Wis.—The Association of Commerce is determined to get all information possible regarding the housing

situation in Milwaukee. The members of the association want to know how many buildings are required to house the people of Milwaukee who are now without proper homes; what is being done to meet the problem, and how many workmen are living in boarding houses and who would bring their families to the city were suitable dwellings available. To obtain these facts, a questionnaire has been sent to all large employers. In the letter accompanying the questionnaire, the statement is made that the city is facing a serious housing shortage, and that some manufacturers complain of losing employees because it is impossible for the men to find homes, while other employers contend that the situation is not serious.

The Milwaukee City Council, with but one dissenting vote, went on record recently in favor of the Jennings Housing Bill which will make it possible for communities to launch co-operative home owning schemes with municipal aid.

Newcastle, Ind.—In order that the demand for houses may be met in Newcastle, the Maxwell Motor Car Company has authorized the expenditure of \$75,000 for the erection of houses this year. Under the name of a concern known as the Greater Newcastle Company, the Maxwell Motor Car Company owns 300 lots adjoining the factory on which it is expected the houses will be erected. It is estimated that 200 houses in addition to this development will be needed.

Paterson, N. J.—A decision that is regarded as of great importance in Paterson at the present time, because of the shortage of housing, is that handed down by the Supreme Court. It holds that a Justice of the Peace has no jurisdiction in dispossess proceedings in cases where the premises are situated in a city where there is a District Court. It is plain that the decision of the Court will act as a curb on profiteering landlords who have rushed to the Justices of the Peace to evict tenants unable to meet an unwarranted increase in rent. The case in question was decided on the appeal to the Supreme Court made by Assemblyman Wm. R. Rogers and Edward F. Nerrey, counsel for John W. Adelman who refused to vacate his rooms on a 30-day notice. Although Adelman was dispossessed by the order of the Justice of the Peace last

February, he still retains his rooms as the appeal on certiorari set aside the order of the Justice's Court.

Pekin, Ill.—The housing situation in Pekin has become so acute that a meeting for the purpose of considering the best way to relieve conditions was called recently by the Association of Commerce. A Committee of Five was appointed for the purpose of perfecting an organization under the law passed by the Legislature at the last session, which law makes it possible for corporations to be formed for the purpose of uniting with municipal corporations in the building of homes.

Perth Amboy, N. J.—The Evening News is advocating that the city employ an expert municipal engineer to make a complete study of the city and plan a desirable residential section in order to meet the housing needs of the city without interfering with the future industrial and commercial growth of the city. It is said that houses for men of moderate means are needed more than anything else for the development of the city.

Pittsburgh, Pa.—The Westinghouse Electric and Manufacturing Company has announced a plan by which it will aid its employees to own their own homes. For this purpose a tract of land belonging to the company has been divided into building lots with a maximum width of 40 ft. The tract of land consists of 100 acres. The building program calls for the construction of dwellings for 50 families; the houses to be of brick and equipped with all modern conveniences.

Pittsfield, Mass.—The Pittsfield Board of Trade is grappling vigorously with the housing problem, and has launched a home building and home owning campaign. During the past 2 years but 35 building permits for dwellings were granted in Pittsfield, 25 in 1917, and 10 in 1918, whereas during the 4 preceding years an average of 384 dwellings were built each year, making a shortage of approximately 1000 homes now.

Port Huron, Mich.—The Wills-Lee Automobile Company

has purchased or secured options on 3600 acres of land near Port Huron on which it is reported that it will lay out an industrial community that will ultimately take care of a population of 100,000.

Quincy, Ill.—Results of a canvass made by committees for the Build Now campaign indicate that business men of Quincy realize the vital necessity of carrying forward the movement. Men who have studied the housing problem state there are not enough houses to meet the demand and that many useful citizens are forced to leave town because of their inability to find proper living conditions for their families.

Racine, Wis.—Papers of incorporation for the Retail Merchants Home Building Association have been filed. The association is capitalized for \$60,000, one-half of which is already subscribed. The plan of operation is that the association will purchase lots and build houses to sell to purchasers practically at cost.

Richmond, Va.—Preliminary arrangements for the promotion of a stock company to erect moderate priced homes to relieve congested living conditions have been made by the Chamber of Commerce. It is planned to form a corporation with a maximum capital of 2 million dollars to erect houses in the suburbs and for the possible development of a new section of suburban property.

There has been much agitation in Richmond in recent months against rent profiteering and on June 8th the organization of the Renters' and Consumers' Protective Association was effected. On June 3rd the Common Council passed a resolution providing for the investigation of the justice of the protest against increased rents, and it is hoped that the investigation will show whether or not there has been an organized movement to increase rents and whether such increase could be justified.

The Chamber of Commerce in the meantime has taken preliminary steps to outline a plan for relieving the great congestion existing in the living quarters of the negro population in the city, which in the past few years has caused many

workers to leave Richmond. The plans call for a general improvement of Jackson Ward, for better homes, for better sanitation, and for better streets for the colored workman.

St. Louis, Mo.—A plan for the formation of a 1 million dollar corporation to build houses for sale on easy payment to men who work on wage or salary basis, was approved at a joint meeting of the committees of the Chamber of Commerce and the Commercial Club on June 10th. Speakers at the meeting declared that the housing problem in St. Louis had become acute. The St. Louis Home Owners Association has been suggested as a tentative name for the organization which will lend money for the erection of houses not exceeding \$5000 in cost. Monthly payments will be regulated on a basis which will liquidate the debt in 10, 12 or 15 years.

St. Paul, Minn.—The Own Your Own Home movement in St. Paul is based on a plan which will enable every wage earner whose desire is to become a home owner to do so. After a careful survey of the housing conditions in this city, employers of labor have formed an own-your-own-home financing corporation which will lend to prospective home owners 80% of the total cost of the house and will make the loan on a contract rather than on a mortgage basis. It is estimated that there is a shortage of more than 2500 houses in St. Paul and that 10 carloads of household goods have remained in railroad yards for many weeks because the owners are unable to find houses. In order to assist in the home building campaign, architects of the city have formed a service bureau which will plan dwellings and estimate costs without charge to citizens who decide to build.

Salt Lake City, Utah.—Supported by many prominent citizens and organizations representing practically every interest, an Own Your Own Home Campaign has been launched in Salt Lake City. The campaign will be carried out vigorously during the summer and fall until construction is slowed down on account of winter weather. But even then the movement will be carried on systematically looking to a fresh start with

the advent of spring. It is expected that the campaign will extend over a period of several years, for even with reasonable success it will undoubtedly require at least 3 years for the city to catch up with the demand for homes, according to real estate men and builders. At this moment Salt Lake City is said to be short 1500 homes.

San Francisco, Cal.—The housing problem of the San Francisco workman and mechanic, which has been acute for 2 years, will be at least partially solved through the enterprise of the Crocker family of San Francisco which stands ready to spend millions of dollars to build houses. The Crocker estate recently set aside a fund of \$100,000 with which to begin the building of homes for people of moderate means on the Crocker Amazon Tract in the so-called mission district of the city. One thousand houses will be built without delay at a cost of 3 or 4 million dollars. It is planned to sell a lot and garage for about \$3700 and a 5-room house, without garage, for about \$4200 or \$4500.

Shreveport, La.—To relieve the scarcity of dwellings and thwart attempts at profiteering in rentals, a plan suggested by George T. Bishop is being pursued with great success. Business firms and individuals are being canvassed in an effort to induce them to sign the building pledge, which reads: "We believe in Shreveport, and agree to build one house to rent to make Shreveport greater."

South Bend, Ind.—As a step toward giving publicity to the housing problem in South Bend, in connection with the great expansion of the Studebaker Corporation, the Chamber of Commerce has employed a local advertising firm to keep the citizens of South Bend and vicinity constantly informed of the daily progress of the work at the plant and to keep real estate men, contractors, builders and architects in touch with what is being done to meet the acute housing shortage. Billboards throughout the downtown section of the city have been secured as one means of acquainting the city with its building needs. One of the billboards will be employed to show designs of modern houses with full information or plans, while

another will carry up-to-date information as to exactly the number of additional houses and the types needed.

Sumpter, S. C.—The Chamber of Commerce has appointed a committee to formulate plans for the organization of a corporation with large capital to build houses to supply the growing need in Sumpter.

Syracuse, N. Y.—There is agitation in Syracuse for the institution of a zoning plan to regulate the future growth of the city. A City Planning Commission and the municipal authorities are undertaking a study of the city with a view to developing such a plan.

Tampa, Fla.—The Retail Merchants Association is back of a lively Build Now campaign, which has been launched in Tampa through a special committee of the organization, not only to stimulate building for the sake of supplying the deficit in housing facilities, but also to provide employment for returned service men.

Texas.—Better sanitation and housing facilities and improved schools and churches were among the social problems that were given major consideration at the second annual conference of the Rural Welfare League of Texas held at College Station June 25th to 28th.

Toledo, Ohio.—Toledo is under-built about 10,000 homes, is an estimate made by the E. H. Close Realty Company. During the year ending July 1, 1918, Toledo's population increased no less than 60,000, or 40%. Since 1910 the city has gained at least 100,000. It is pointed out that the increase of 100,000 would normally require 20,000 homes, estimating on the basis of 5 persons to a family, and would require building at the rate of 2000 homes a year; whereas last year only 256 were built, and the rate prior to 1915 did not average 2000. Building since 1910 totals only about 10,000 homes; and, therefore, a shortage of 10,000 remains.

Topeka, Kans.—Unless the housing situation, which has

been labeled deplorable by the Chamber of Commerce, is alleviated at once, an organization may be formed by that body to build sufficient houses to relieve the present condition. Many families have left the city, employment being secured elsewhere, because they have been unable to find suitable homes in Topeka.

Trenton, N. J.—Following an indignation meeting held recently the residents of Hamilton Township appointed a committee to wait upon John L. Kuser, owner of a block of houses, to protest against what they call unscrupulous rent profiteering. Mr. Kuser refused to meet with the committee, upon which a letter was written to the U. S. Department of Labor urging the Federal authorities to make immediate investigation as to the families affected, inasmuch as they are employed by the Government at the car shops of the Pennsylvania Railroad.

Troy, N. Y.—With the object of averting the possibility of Troy being impaired by the lack of housing facilities upon the influx of new residents, who will come with the Green Island Fort Tractor Plant, the directors of the Chamber of Commerce authorized President Beattie to enlarge the Housing Committee, of which Burton K. Woodward is chairman. The committee will form a branch of the Government Home Registration Service. Upon the invitation of the Chamber of Commerce, the Housing Committee of the Governor's Reconstruction Commission included Troy among the cities in which it investigated housing conditions.

Wilmington, Del.—Some protest has been made among the residents in the district adjacent to Union Park Gardens, the war housing development of the U. S. Housing Corporation, that the rents asked are exorbitant. They average from \$40 to \$50 per month for 4- to 6-room houses. Consideration of the matter is to be had by the City Council.

Worcester, Mass.—The project of Worcester manufacturers to organize a company to build well constructed tenement houses for workers took form at a meeting held at the Wor-

cester Club, June 5th, when the Worcester Housing Corporation was brought into being with a paid-in capital stock of \$200,000. The President of the company is George N. Jepson, Works Manager of the Norton Company, and the treasurer is Albert Heywood, president of the Heywood Boot and Shoe Company. M. F. Reidy, a Worcester real estate man, was elected General Manager. The stockholders number about 30 manufacturing firms of Worcester, and subscriptions to the stock far exceed the amount decided upon. To begin with, 50 houses are to be built, and each will have three apartment of 5 rooms each.

Yonkers, N. Y.—Sentiment is growing, particularly in the residential section, for a zoning system in this city. It is not unlikely that it will be one of the first things undertaken by the Chamber of Commerce in its new program.

York, Pa.—This city, like many other municipalities, has a housing problem. There are scores of men who have accepted employment here within the last 6 months who are unable to bring their families with them because they can not find suitable houses or apartments for rent.

Housing Betterment

DECEMBER, 1919

A Journal of Housing Advance

Issued Quarterly by

The National Housing Association

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Housing Betterment

105 EAST 22nd STREET, NEW YORK CITY

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No. 4

INTERNATIONAL GARDEN CITIES ASSOCIATION TO MEET

The International Garden Cities and Town Planning Conference will take place at the *Daily Mail* Ideal Homes Exhibition, Olympia, London, S.W., on February 16th, 17th and 18th, 1920. The provisional programme is given below.

PROVISIONAL PROGRAMME (subject to revision)

MONDAY, FEBRUARY 16TH, 1920.

- 11 a.m. Reception of the Delegates, followed by an inspection of the Exhibition.
- 1 p.m. Inaugural Luncheon.
- 3 p.m. 1st Session. The new Problems in Town Planning.

TUESDAY, FEBRUARY 17TH, 1920.

- 10.30 a.m. 2nd Session. The Governmental Problems, national and local, in the development of Garden Cities.
- 1 p.m. Luncheon.
- 3 p.m. 3rd Session. Housing Organization and Finance.

WEDNESDAY, FEBRUARY 18TH, 1920.

- 10.30 a.m. 4th Session. The Reconstruction of the War-Devastated Areas.
- 1 p.m. Luncheon.
- 3 p.m. Annual Business Meeting of the International Garden Cities and Town Planning Association.

The evenings of Monday and Tuesday have been left free, but a programme will be arranged for those who desire to take part in it.

Visits to Letchworth, Hampstead, Roe Green, and Well Hall will be arranged on Thursday, Friday and Saturday, February 19th, 20th and 21st, for those who can attend them.

The Papers will be prepared by leading authorities in Great Britain, France, Belgium, Norway, America, Australia, and elsewhere; it is hoped to have them available in both English and French and to circulate them prior to the Conference. There are no delegate fees. A cordial invitation to attend the Conference is extended to members of the National Housing Association.

SECOND GARDEN CITY.

WELWYN, ENGLAND.

Vitality and impetus have been imparted to the Garden City movement in England by the announcement of the incorporation of Second Garden City and its purpose to build an independent industrial city at Welwyn, 20 miles from London. The site has been selected and land agreements made and plans are already under way to provide for a population of 40,000 to 50,000. With the exception of Letchworth—First Garden City—the undertaking is unique of its kind and is designed to demonstrate both the desirability and feasibility of the removal of industry from congested towns by the creation of new industrial towns, the population of which will be limited.

The founder of Second Garden City is Ebenezer Howard, the man who, in 1903, founded First Garden City. The names of some of those associated with him in the second enterprise are Sir Theodore Chambers, who is Vice Chairman of the Company, J. R. Farquharson, Lt.-Col. F. E. Fremantle, W. T. Layton, C. B. Purdom, Capt. R. L. Reiss, Bolton Smart and J. F. Osborn.

Second Garden City will be located in picturesque country in the Mimram valley between Welwyn and Hatfield in Hertfordshire. It is about 21 miles from London on the Great Northern Railway main line with branch connections to Hertford, Luton and St. Albans. The Great North Road runs through it on the

west. A large part of the area, practically level land adjoining the railway is especially suited for industrial development and the residential sites will be screened from the factory district. The object with which the scheme is being undertaken is to establish a Garden City that is a highly organized industrial town, well planned and equipped, surrounded by a belt of agricultural land. The amenities of the district, which are considerable, will be preserved and the development of the town will, it is hoped, add rather than detract from the attractiveness of this part of Hertfordshire.

"When the Housing Act was being considered by Parliament," writes C. B. Purdom in the October issue of *The Garden Cities and Town Planning Magazine* which is practically given up to a description of the new scheme, "Dr. Addison declared that he was waiting for a bold housing scheme for London. Since then he has had a variety of schemes submitted to him from the London area; but about one half of the 100 or so authorities have made no proposals whatever, 'even of the most sketchy kind'. Of the actual schemes, including that of the London County Council with its 29,000 houses in 5 years, are they, in detail or in the bulk, to be regarded as bold, or as in any way appropriate to the occasion? I venture to suggest they are not merely timid, they are disastrous. For what is intended to be done? To buy up private open spaces and agricultural land in the county or just outside, including some of the richest agricultural land in the neighborhood, and build houses there at an enormous cost for additional transport. In other words to continue the incoherence of London development. Such a casual and feeble proceeding, bereft of all foresight and lacking any grip of economic factors, surely cannot be tolerated. The Government will have to do something before long to set up an authority able to deal with London Housing in an intelligent and systematic manner.

"The Second Garden City is intended to provide a practical suggestion for the elements of a really bold programme for London development. . . . A series of Garden Cities encircling London, each with its own corporate life and industrial equipment, would be of incalculable benefit to London itself and would enormously enrich the whole area. It would be easy to find sites for 50 Garden Cities in the London neighborhood."

The principal features of the new town may be summarized as follows :

The town will be laid out on Garden City principles, the town area being defined and the rest of the estate permanently reserved as an agricultural and rural belt. A population of 40,000 to 50,000 will be provided for, efforts being made to anticipate all its social, civic and recreative needs. The Board have invited C. M. Crickmer, F. R. I. B. A., to prepare the preliminary town plan. In accordance with those principles, the freehold of the estate will be retained in the ownership of the Company in trust for the future community. The maximum building density will be 12 houses to the acre.

Factory sites with good roads and sidings will be provided at moderate ground rents.

Gas, water and sewerage will be provided by arrangement with the local authorities and the statutory companies who have powers for the district. An electricity supply will also be provided.

The railway company will provide temporary platform and siding accommodations when development is commenced, and will acquire from the company the land necessary for permanent station and goods yard.

Under the Housing Act of 1919 it is now the duty of Local Authorities to provide all the houses necessary for the working classes. The Company will be able to make such arrangements with the Local Authorities that there will be no delay in the erection of houses to meet the needs of industries which settle in the new town. Every house will have a garden adjoining and proper playing space will be provided for young children. Public Utility Societies will build houses for tenants contributing a part of the cost, $\frac{3}{4}$ of the capital and also a substantial subsidy being obtainable under the new Act. The first of these societies is in course of formation.

Second Garden Cities Company has been registered under the Companies Act with an initial capital of £150,000 in one-pound shares. The dividend on the original share capital is limited to a maximum of 7% and any additional capital

that may be issued will be subject to a limitation of $11\frac{1}{2}\%$ above the actual yield upon Consols or equivalent Government stock at the prices quoted on the London Stock Exchange at date of issue of the capital. Provision is made by the articles of incorporation for the appointment of Civic Directors to represent the Community as soon as a new Local Authority is created for the area of the estate. These directors will be in addition to the directors elected by the shareholders and the object is to secure for the Company the early co-operation of the people who come to live on the estate.

The Company proposes to erect shops, offices and factories for sale or lease whenever such activity seems desirable in the interests of rapid development.

From the national standpoint an important feature of the whole scheme is its influence upon the agricultural community. Not only does it provide openings for many additional workers on the land, but (unlike other methods of rural reform) it brings the advantages of a vigorous urban social life within the reach of the agricultural population.

THE GENESIS OF SECOND GARDEN CITY *

(Something of the romance attendant upon the promotion of this gigantic scheme is reflected in the following description by Mr. Ebenezer Howard of the genesis of Second Garden City—Editor):

In the early days of my advocacy of the Garden City idea as a means of drawing the people out of the over-crowded cities back to the land, I was constantly met by the remark, "Your proposals are too vast to be carried out by a group or groups of private individuals; only a Central Government can adequately deal with so complex a problem."

But these friends were really confusing the issue. The practical question to be considered and dealt with was not how the work of construction was to be completed, but how that work could be best commenced. For surely this is the line that all inventions and improvements of method take: there is a first loco-

* Reprinted from Garden Cities and Town Planning Magazine, October, 1919.

motive, a first sewing machine, a first typewriter, a first electric light, a first village school, a first library, a first co-operative store. And the State is seldom the author of new enterprises; though the time may come ere long when Governments will encourage individual initiative by placing at the disposal of those specially fitted for the work of invention and discovery the necessary means and appliances.

So I pinned my faith to the idea of a first Garden City—to be in due time followed by a long and splendidly evolving series; and, shortly after the publication of my book "Tomorrow", I founded (1899) the Garden City Association. Later, through the efforts of that association, led by Mr. Ralph Neville, K. C., First Garden City, Ltd. was formed to acquire an estate of 3,800 acres at Letchworth. That effort has been attended with great success; for it has demonstrated that it is possible to draw industries and workers, as well as private residents, out of the over-crowded cities back to the countryside. In place of 3 small decaying villages with (in 1903) a united population of about 250, there is now a thriving town of about 12,000 inhabitants with its own public services, shops, churches, clubs, places of amusement, hotels, parks and so on. And it is the healthiest town in the country—chiefly because the houses are not more than 12 to the acre. Letchworth is also the first modern example of the planning of a town as a whole, the essential element of its plan being the provision of a permanent agricultural belt. In connection with Letchworth there is also an important undertaking that in due time the whole of the property of the Company may be purchased on fair terms by the local authority of the town.

I now pass to what may be regarded as the second stage of the Garden City idea. In July 1917, while serving in the army in France, Mr. C. B. Purdom (who has been closely associated with the development of Letchworth since its very start, and has written the most important book about it) published a pamphlet urging that the State should, as an essential part of its reconstruction proposals, finance and carry out, chiefly by local effort, many new towns on the Garden City principles. For, as he forcibly said, "It is obvious that what has been done for the first time with straitened means by a group of individuals, can be done with far greater prospect of success, with

wider experience, larger resources and an idea no longer merely experimental". Mr. Purdom's efforts in this direction were strongly reinforced by a little book called "New Towns after the War", and the Garden Cities and Town Planning Association, as a result of this and of the strenuous efforts of Mr. Purdom and others, decided by special resolution to enter upon a scheme of bold propaganda on the lines then advocated. Following upon this, much valuable work was done both in urging upon the Government the importance of the Garden City principle in relation to its new housing programme, and in showing how that principle could be applied to the development of Greater London and elsewhere. Those efforts, however, though put forward with great energy and skill have not yet resulted in the adoption of the policy to which they were directed, though they have had a considerable amount of influence; and it became increasingly evident to me that the commencement of a second working model would attract renewed public interest to the whole subject and perhaps precipitate a Government decision to make Garden Cities an important part of the national housing programme.

Therefore, I endeavored to find, and did find, a very suitable area on which a new town might be built within 20 miles of King's Cross. The way in which the greater part of the area "fell" as it were, "into my hands" will, perhaps, be of interest. In a somewhat leisurely fashion I had been seeking to ascertain who the various landowners were, and the boundaries of their properties, when, like a bolt from the blue, there was forwarded to me a map with particulars of a sale by auction to take place within a few days—a sale which included a great portion of the land I had set my heart upon. There was no time to lose; for if that large property were sold in various lots to numerous purchasers, then goodbye to my hopes for a Garden City there. I had myself no money with which to bid; but thanks to the generosity of a few friends, in response to personal calls I made upon them, sufficient money was placed in my hands to enable me to be represented at the sale and to bid for and pay a deposit on the essential lots. Altogether, with land acquired later, I secured 1,688 acres of land at an average price (including timber and a valuable mansion) of about £32 an acre.

A further sum of about £3000 was intrusted to me in order that negotiations might be entered into with regard to further lands. Thus far I had acted on my own responsibility, though with the advice of my agents. The next step was to secure the active cooperation of friends of the cause; that, of course, was given to me and a Provisional Board for a Second Garden City was formed and negotiations were entered into for the further land which was required, bringing the total up to about 3,000 acres. The Provisional Board are taking upon themselves what would be regarded by many as a considerable risk, and this without any personal profit of any kind whatever.

The next and immediate step was the formation of a Second Garden City Company, which will be followed by Public Utility Societies and other subsidiary undertakings and companies.

It may now be observed that that part of the estate where our town proper is to be built (that is, well to the south of the very beautiful Welwyn Valley and about 2 miles north of Hatfield) will lend itself in a remarkable manner to the laying out of the town. Plans are in course of preparation which will show sites admirably fitted for factories and workshops with railway sidings and good road facilities. When these plans and the general plan of the town are ready sites will be offered to manufacturers with a view to their establishing themselves in the town. Land will also be laid out for housing purposes, both for workmen's cottages and larger residential houses for which there are many magnificent sites.

Questions will be asked as to the terms on which the land will be let, the cost of building operations, and so forth. To the first of these questions a satisfactory answer can obviously be given. The land having been obtained at a very low price, building sites can be offered on much more favorable terms than in any situation in or adjoining London. And, as there is on the estate, a large amount of sand, gravel and brick earth, the cost of construction of roads and of building operations generally should certainly be much less than in London.

As to cottages, here is a chance for the national housing scheme. I am glad to be able to say that Doctor Addison has written expressing great interest in our scheme and a desire to assist in it, and there is every reason to suppose that the Local

Authorities with the support of the Ministry of Health, will provide houses for the workers as soon as they are satisfied that industries are coming to the new town.

Every house in this town, on a very moderate calculation, will save on the average one child's life in every 25 years of its existence—a life which would have been lost if our manufacturers, instead of coming to our town had remained in London, while the vitality of the rising generation will be immensely improved by the free gifts of nature—pure air and sunlight. Further, the occupier will be saved two hours a day and a not inconsiderate weekly sum, in going to and from his work. He will also be able to take his midday meal comfortably at home, a meal composed in no small degree of good fresh food grown in his own garden or adjoining allotment. Each cottage will cost considerably less than it would in London because of cheaper land and cheaper building material.

Playing fields will be set apart near the homes of the people at small cost—while £10,000 has been paid to preserve a square three quarters of an acre in East London. . . .

We have already had assurance that as soon as we are able to show that a considerable child population will be brought to our estate the necessary school buildings will be ready for them. And what delightful places they will be with much teaching in the open air! No need for curtailment of playgrounds! No need for two and three-story structures! And each school site, though costing far less than a site of equal area in London, will be much more valuable for educational purposes.

As to shops, we have already had applications for sites from people ready to build and start business. But this question needs very careful handling, and the point naturally arises: Is not the day of the small shop over, and should not our town be furnished with special means for preventing profiteering in the necessities of life?

Hotels, places of worship, places of entertainment should be built in anticipation of the coming population; and one of the first buildings will have to be a fine guest house, where visitors may be received and where the vital principles that are to govern our undertaking may be fully explained. Very much, too, will depend on the welcome that is accorded to the first comers—

the pioneer workers who will make our roads and put up our first buildings—cottages should be provided for them at the start and they should be encouraged to feel that the town they are helping to build is in truth to be their town, and that they are preparing the way for a great era in the social uplift of the nation. . . .

If a thriving town of 40,000 inhabitants—without a slum in it—a town bathed in pure fresh air—a town of gardens—a town surrounded by a broad green belt—so that it shall be “town and country too”—a town the freehold of which will ere long be the property of the people who have for the most part come pouring out of gloomy quarters in our great overgrown metropolis—a town within easy bus or cycle ride of London—so that all may see and learn the secret of its growth—if a town like this can be well begun within a year and completed in three or four years (as it can and ought to be) who can doubt that the nation will recognize that the long talked-of work of reconstruction has actually commenced, and that England will once again lead the nations in freedom and prosperity?

EBENEZER HOWARD.

“HOUSING”—A NEW PUBLICATION

With the object of rendering every possible aid to the Local Authorities in the new duties which are placed upon them by the Housing Act which became effective in July, the English Minister of Health has undertaken the publication of a fortnightly journal, “Housing,” eleven numbers of which have been received in this country. It is devoted to a fortnightly statement of the schemes of Local Authorities and Public Utility Societies submitted to and approved by the Ministry during the fortnight together with a review of the total to date. It contains also interesting news items concerning the progress of various schemes, unique or valuable innovations in the planning of houses or layout of a scheme, interpretations of the Housing Act and oftentimes is supplemented with reproductions of the more interesting or suggestive layouts or house plans.

The first number of the magazine appeared on July 19 when the Minister of Health made the following announcement:

“The first number of this Journal makes its appearance at

the time of our Peace Celebrations. There could scarcely be a better way of celebrating the termination of a desolating war than to unite in a determined effort to sweep away the evil slums and wretched cottages which disfigure our towns and our countryside, and to raise up healthy and pleasant houses for our people. . . .

"I trust that this Journal will prove helpful to all who are concerned with the housing problem. It is becoming a commonplace to say that no problem is more urgent or is nearer to the causes of many of the perils which face us in the period of reconstruction. If this Journal helps, in however small a degree, those who are giving practical service and bearing responsibility in connection with housing it will well repay the labor which I know is being bestowed upon it."

Copies of "Housing" can be obtained for 3 pence an issue at the Ministry of Health, Whitehall S. W. 1, London.

HOUSING OF ENGLISH FISHERMEN

Sir Philip Sassoon, M. P., in a letter to the Mayor of Folkestone says the London Times, states that he has agreed to purchase a large plot of freehold land near Folkestone Harbor to provide dwellings for fishermen and others who live in that locality. He says that to take advantage of the financial assistance which the Exchequer is prepared to provide, he proposes to form a public utility society, furnishing it himself with the balance of the capital required to be founded under the Government scheme.

He will not be concerned to insure that the rents will be sufficient to show a return on the capital invested, but he will so adjust his proportion of the cost of the scheme as to provide that without pauperizing the neighborhood they will be such as the people for whom the houses are intended can reasonably be expected to pay. Such net profits as may in fact be made will be accumulated for the expansion of the scheme or for the benefit of the tenants generally. He intends to appoint to the Board of Management of the society local gentlemen of repute chosen by himself in addition to representatives chosen by the tenants.

the early clearance of certain of the worst remaining insanitary areas in London containing a population estimated at 40,000.

In an interesting article in the September 30th number of The National Civic Federation Review, Albert F. Bemis a member of the Commission sent by the National Civic Federation to Great Britain to study industrial conditions, gives a summary of the housing situation in England together with a brief history of housing legislation and developments in that country. In this article he makes the following interesting statement regarding costs of construction.

"Prior to the war, a house which, in Great Britain or France would have cost \$2,000 would have footed up to about \$3,000 in the United States. As a result of the war, more radical advances have taken place in Europe than in America, and the present cost of building both in Great Britain and France is about 3 times the pre-war cost while that in America is approximately double. This puts America on an approximate parity with these two countries, and the house above-mentioned would cost practically \$6,000 in all three countries."

Specifications of the new standard houses have been issued by the Ministry of Health. The specifications are complete from the composition of mortar and cement and the thickness of walls to such details as niches for bedrooms dressers and hooks for garden clothes-lines. The standard house with alterations where necessary to meet local conditions will be constructed in all Government-aided housing projects. Standard drain pipes, sinks, cisterns, bathroom and laundry appliances, cupboards, cloak rails, doors and windows are specified. Indicating the substantial character of the houses, it is proposed to build under these specifications no outer wall less than 9 inches thick. Each house will have its own hot water supply system.

HOUSING AN ELECTION ISSUE

The recent Borough Council Elections in London were made the means of an effective piece of housing propaganda by the Garden Cities and Town Planning Association, which gave wide distribution to the following leaflet:

"YOUR OPPORTUNITY".

"All Electors, men and women, should *make housing the test question* at the forthcoming Borough Council Elections.

Never before has such an opportunity presented itself. Under the new Housing Act local authorities are made responsible for promoting good housing schemes. *Local Authorities are practically the sole agency for providing homes for the working classes.*

Support should be given only to those candidates who are honestly desirous of getting adequate housing schemes put in hand at once, and all candidates whose sincerity on the housing question admits of the slightest doubt should be opposed irrespective of party.

It will not be sufficient to obtain from candidates general assurances that they favor good housing schemes. Specific questions should be put to candidates at all public meetings, and support should only be given if the questions are answered satisfactorily.

Organizations should submit to each candidate a list of questions and should require candidates to give definite answers.

Do not forget that *your Council* is an authority responsible for housing the working classes. *Your responsibility as an Elector cannot be shouldered by anyone else."*

The suggested list of questions which appeared on the reverse side of the leaflet had in themselves considerable educational merit for those unacquainted with the new powers conferred upon English Local Authorities by the Housing Act.

A HOUSING EXHIBITION

At Whitechapel Art Gallery, London, a noteworthy housing and town planning exhibition with a series of lectures was held Nov. 4 to 30; admission was free to all. The lectures which were given on seven evenings during the exhibition covered the following topics: "The Development of London", "London Roads and Road Transport", "What Should be Done with London Slums?", "Industry in Greater London", "Housing in Greater London", "A Traffic and Development Authority for London and Home Counties", "The Problem of Tenement Dwellings".

PRESERVING THE BEST OF THE PAST

Being anxious that, in connection with the possible improvement or reconstruction of rural cottages under the Government Housing scheme, all steps which are practicable shall be taken for the protection of old buildings of historic or architectural interest, the English Minister of Health has appointed a Consulting Architect to advise the Ministry in the matter. Ernest Newton, R. A., has accepted the invitation to serve as Honorary Consulting Architect to the Ministry in this connection and will advise on cases referred to him by the Ministry.

QUEBEC PROPOSES A MEMORIAL CITY

The Canadian Federal Government appropriation of \$25,000,000 to promote improved housing in Canada has been productive of a number of interesting housing schemes, but of none more interesting than that proposed by a group of citizens of Quebec to commemorate the diamond jubilee of the Canadian Federation. Complete plans—both physical and financial—for “Confederation Garden Village” have been laid before the Mayor and Board of Aldermen of the City of Quebec with a view to inducing them to assume for that purpose a portion of the \$7,000,000 loan made available to Quebec from the Federal appropriation.

Organization of a Company to be composed of the Committee which originated the scheme is proposed in accordance with the provisions of the act which makes the money available, the dividends of which will be limited to 6%. Organization will be along the lines of the English Copartnership Tenants by which each tenant will have to subscribe at least one share of the Company's capital upon which he will receive an annual dividend limited to 6%.

The town plan for the proposed model suburb, which was drawn up according to suggestions submitted by Dr. Emile Nadeau, Provincial Director of Housing, was inspired mainly by Major L'Enfant's plan of Washington D. C. From the religious and civic center, “Canada”, 10 diagonal boulevards will lead to the periphery. These will be named after the Provinces of Confederation. The avenues will be elliptical and named after Canadian Cities belonging to the Provinces designated by the boulevards.

It is estimated in the memorandum submitted to the Mayor that the probable period of development will be about 5 years at the rate of 100 families housed each year. The total estimated cost will be approximately \$1,500,000 or an average of about \$3,000 per family. With rents fixed at 10% of the total cost of the house they would vary from \$15 to \$50. According to the regulations the houses would be rented to families whose annual income does not exceed \$3,000.

Other Canadian communities which have taken advantage of Federal aid or are contemplating doing so are Sherbrooke, for a development for 200 families especially for the employes of the Canadian Connecticut Cotton Mills; Ste. Anne de Bellevue for employes of the Garden City Press Co.; Hull, for a suburb for 200 families; Three Rivers, for 300 families; and Kipawa for the employes of the Riordon Pulp and Paper Company.

ONTARIO HOUSING PLANS MEET OBSTACLES

Not even a government plan for supplying houses can escape high prices for labor and materials when labor and materials are scarce. The housing bill of the Province of Ontario has been on the statute books 6 months but only a very limited good has come from it for two main reasons.

First, the Builders' Exchanges, when asked to give prices on the different styles of houses proposed, gave prices far beyond expectations. Houses could not be built for the prices stated by the government. For a 4-room plain cottage the price submitted was \$1,950. This was the cheapest house that could be built and conform to stipulations.

Second, very few of the people could meet the requirement of 10% down on the total cost. No leeway for getting around this difficulty was provided in the law and the municipalities were powerless to change the situation.

AUSTRALIAN TOWN PLANNING CONFERENCE

1918.

The report of the Proceedings of this Conference comprising 192 large, double column pages, with many illustrations and maps, is of interest not so much as a contribution to the theory or practice of city planning as for the picture it gives of the progress of planning in Australia.

Australia is taking a deep interest in planning. The representation at the conference was not only large, and from all parts of the commonwealth, but overwhelmingly official. Little planning legislation exists;—a few statutes for the replanning of slum areas have been passed and, in some cases employed, some city plans have been prepared, and South Australia has a government town planner;—but there are no statutes requiring the preparation of plans, or making them binding upon the municipality or the land owners or both, as now so commonly in Europe and Canada.

The problem of the returned soldier is much more acute in Australia than in this country; for years the government has engaged in and aided housing; and government action with regard to planning, so intimately associated with housing, is rapidly coming to be regarded as essential. Already, in 1918, city planning statutes had been prepared and introduced in all the states of the Australian commonwealth.

Especially interesting is the idea which the report gives us of the lines which city planning legislation in Australia will follow. The English act of 1909, while giving the local authorities with minor exceptions the option of planning or not as they saw fit, and the power in the first instance of making such plans as they chose, subjected these authorities in their planning to the supervision of the national government to some extent, for the purpose both of giving the localities the advantage of the knowledge and skill of the central government and of harmonizing the plans of neighboring authorities and planning regions. For the most part Canada has followed the English act of 1909 in its laws, the central authority being the Province and not the Dominion, which only gives advice. In Australia it is evidence that the English act of 1909 will in the main be followed, the doubt being as to the extent of state control considered desirable. In 1918, it seemed from the discussion to be probable that local self-government, recognized as impossible in planning without some measure of central direction and control, would be greater in Australia than in England and Canada. In 1919, the amendment of the English law*, greatly increasing the power of the nation in planning matters, was passed; but it does not seem likely that Australia will go so far in this direction as the mother country.

FRANK BACKUS WILLIAMS.

TENANTS AUCTION KEYS

So acute has become the shortage of houses in New South Wales and so numerous are the applications for houses that are about to be vacated that tenants, prior to leaving the premises have conducted from their balconies auction sales for the possession of the keys of the house.

The Government has drawn up a plan for State aid to housing and contemplates the erection of 5,000 houses in Sydney for sale to purchasers on easy terms. At Forbes it is proposed to demolish the local jail and to erect on the site a dozen houses out of the material.

HOUSING IN AUSTRALIA

Under the War Service Homes Act, the Minister for Repatriation has announced his intention of advancing from £25,000,000 to £50,000,000 for housing of returned soldiers and their dependents. A Housing Commissioner—a financial expert—has been appointed at a salary of £1500 per year.

The Commissioner is vested with wide powers including:

(a) Compulsory acquisition of land and dwellings in accordance with the simplified and salutary provisions of existing Commonwealth legislation (No. 31 of 1917) and

(b) Sale of houses and land on rent-purchase system and advances on mortgage for the purchase thereof subject to vigorous conditions aimed at preventing fraud, speculation, etc.

The Act sets forth in detail provisions relating to the system of advances, which are limited to £700 in the case of every house and not exceeding 90% of the total value of the property. The advance may cover municipal rates or taxes during the period of repayment. Interest is not to exceed 5% per annum.

"Whatever may flow from the War Service Homes Act," says an Australian commentator, "other complementary acts are required, both from the commonwealth and state governments, before the serious arrears in urban housing can be overtaken. The rehousing of the soldier can only hope to succeed where the demands created by general urban shortage are simultaneously met by the provision of the fresh accommodation required to repair the deficiency. For it is abundantly plain in Australia, after careful statistical analysis, that overcrowding, high rents

and shortage had increased and intensified while her soldiers were away fighting overseas. Therefore, town planners in Australia are increasingly insistent in their demands—

1 That urban housing schemes for the community as well as the soldier are necessary.

2 That such schemes should provide for both soldiers and civilians, and

3 That all housing schemes should form part of and operate with national town planning and rural development legislation.

"These subjects no doubt will be further ventilated at the Third National Conference on Town Planning and Housing which is to take place about April or May, 1920. In the meantime, however, the South Australian Government has announced its intention to introduce this year a Town Planning and Rural Development Bill, details of which have not yet been disclosed.

"The New South Wales Government has appointed a State Town Planning Board and the New Zealand Government has called together its first National Town Planning Conference and Exhibition. These and other events indicate the rise of the new civic spirit and outlook in the progressive and isolated democracies of the British Empire, where town planning and repatriation may be regarded as hopeful in the promise of further achievement."

BUILDING IN FRANCE AT A STANDSTILL

House building in France, particularly in the field of industrial and low-cost housing, is practically at a standstill because of high costs, according to M. E. Cacheux of the *Comité de Patronage des Habitations à Bon Marché du Département de la Seine*, who, writing from Paris says:

"We continue to do nothing on account of the cost of construction which, according to architects of this city, is three times as high as in 1914. The Department of the Seine has given 12,000,000 francs to our organization to construct 600 houses in the neighborhood of Paris. Each house will cost 20,000 francs. A contractor offers to construct 600 houses at a price of 7,400 francs each of reinforced concrete, but that is not wanted. A house of 7 rooms would have cost before the war 15,000 francs at Paris; today it would cost at least 40,000. Our workmen's dwellings consist of three rooms and kitchen at most; they are

worth from 20,000 to 25,000 francs—that is, 3 times as much as before the war.”

Commenting upon the efficacy of the law passed on the 23d of October last providing for the loaning of money by the State to promote the building of low-cost houses, M. Cacheux says :

“I do not believe it will have more success than the others which it modifies, for previous to 1914 there has only been loaned 65,000,000 francs by the State, according to a report of the Minister of Works, on the operations of the approved societies which alone have a chance of obtaining money at reduced rates. I say ‘chance’ because in order for a society to be ‘approved’ it is necessary that its dividends be limited to 4% ; that the functions of administration be exercised gratuitously ; that the lodgings be rented at a price which does not pass the limits fixed by law ; and that they satisfy the conditions of the health rules prepared by the Supervising Committees.

“The law of Oct. 31, 1919 authorizes the Communes and Departments to acquire land and rural homesteads, to subdivide them and sell them again with the object of aiding workers and persons of little means to become property owners in a small way. The land is to be resold at cost price by the Communes and Departments ; the payment is to be made in cash ; the land is to serve only for the purpose of a family dwelling or farm buildings ; the buyer of such a homestead is to cultivate it himself or with the aid of a member of his family ; land acquired for a dwelling with garden is not to have an area greater than 10 acres ; land intended for a small homestead is not to have a value greater than 10,000 francs however great its extent ; the buyers may borrow from a real estate loan society or from a regional bank of rural credit 4/5 of the money necessary for the purchase with the privilege of repaying in instalments the authorized loan ; the period of repayment may reach 20 years.

“I may be mistaken but I do not believe this law will have much success as there are too many formalities to fulfil in order to obtain the capital.”

M. Cacheux has some very interesting things to say also of the effect of the French law on control of rents :

“An architect,” he writes, “attempted to improve some dilapidated houses. He bought 10 which he put into a habitable condition and he has sold 5 of them. Were it not for the war his

transaction would have been a good one, but our law on rents, which exempts for the payment of rents all tenants who pay less than 600 francs a year for their apartments, has ruined the enterprise.

"The Government grants an indemnity of 50% to owners of small apartments who accept nothing from their tenants, on the condition that they have less than 10,000 francs income.

"Owners who have borrowed on their houses are forced to pay the interest due their creditors, and in the course of time many of them will be ruined.

"People who have only the revenue from their houses to live on will, accordingly, be in a sad condition. In the meantime, they do not pay their taxes which are, roughly speaking, on an average of 15% of their gross income.

"A law of May 19, 1919 exempts from the payment of interest during the way, purchasers of land sold with a mortgage. The purchasers have the right to cancel the contracts and to receive back the instalments paid to the owner of the land and also any increase in value it may have acquired since the day of the sale.

"These two laws have completely stopped the construction of small dwellings by private owners, but as they are not applicable to Real Estate Loan Societies individual houses will still be built."

CLEMENCEAU'S SOLUTION OF THE LABOR PROBLEM

In his notable speech at Strasbourg on Nov. 4, in what was considered his political valedictory to France, Premier Clemenceau gave as his solution for disputes between capital and labor, cooperation and better housing and free education for the working man.

AMERICAN PROMOTES MODEL CITY IN FRANCE

According to an announcement in *Mon Bureau*, a French publication, "a generous philanthropist from beyond the Atlantic, Mr. John Oscar, has donated 25,000,000 francs to the cities of Lille-Roubaix-Tourcoing for the construction of a model industrial village in the vicinity of the three cities. The only condition imposed is that the cities concerned find, on their part, an equiva-

lent sum which will permit large scale work on the American plan. To find this sum at the present time in centers ruined by the war will not be easy, but it is hoped that the offer of the Yankee Billionaire will be accepted by a Society for Cheap Dwellings."

RECENT FRENCH HOUSING AND CITY PLANNING LEGISLATION

The crisis through which France has been passing has produced a number of important housing and city planning measures, the most important of which are (1) the law for the Repayment of Damages Caused by the War ^a; (2) law for the Resubdivision of Rural Land ^b; (3) law increasing the power of Excess Condemnation ^c; (4) Model Sanitary Ordinances, A and B ^d and (5) City Planning ^e.

1. At the basis of the Law for the Repayment of the Damages Caused by the War is a principle, new in the history of jurisprudence. Heretofore in all countries and in all times, the state at war has refused to hold itself liable for any damage caused by the enemy and has by no means been willing to take responsibility for all the acts of its own citizens performed at its direction and command. Often it is true, governments have made payments to War sufferers, but always partially and more or less capriciously as a charity rather than as the fulfillment of a legal duty. In the present law, however, (Art. 1) "The Republic proclaims the equality and the solidarity of all Frenchmen with regard to the burdens of the war, and (Art. 2) assumes liability for all the "certain, material and direct damages" caused them and friendly aliens by the war. The law, although not in any way essential to the claim of the French government against Germany for the payment in full of all such losses, certainly furnishes a logical basis for such a claim. It requires, or encourages in most cases, the expenditure of the amounts allowed in reconstruction where the damage occurred.

^a Law of April 17, 1919. There is a similar law in Belgium, passed May 10, 1919 and amended May 15 and June 1, 1919.

^b Law of November 27, 1918, amended March 4, 1919.

^c Law of November 6, 1918.

^d A brief account of these ordinances will be found in **OUT OF THE RUINS**, by George B. Ford, The Century Co. just published.

^e Law of March 14, 1919.

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2. Over vast areas in the devastated regions the war has obliterated boundaries and, in many cases, destroyed records and other proofs of land title, rendering it impossible to return to each land owner his own land. It is therefore necessary in these regions to create tribunals to pass on the claims of these owners, and render them the equivalent of what belongs to them. By the law and custom of the devise and inheritance of equal portions to all the children, agricultural land, not only in the devastated regions, but throughout France has in many cases become so minutely subdivided as to be difficult of cultivation, one owner often holding several narrow, widely separated strips, some of an area not greater than a small room. The necessity of re-establishing titles in the devastated regions has therefore led to the passage of a law for the redistribution of parcels of land in all parts of France. The result will facilitate the introduction of modern methods of agriculture.

3. For many years France has had statutes giving cities the power of excess condemnation*. These laws, however, were narrowly interpreted and thus failed to accomplish their purpose. The present law was passed to give the principle a fuller scope. There is also a provision for the levying of an excess benefit tax upon any neighboring land raised in value by the improvement more than 15%.

4. The recent sanitary ordinances known as "Model A" for cities and "Model B" for villages and rural communities, set a higher housing standard in many ways than any hitherto existing in France. Their importance is largely due to the fact that all construction paid for by the government in settlement of claims for damages of war in the devastated regions must conform to these standards and the government pays the increased cost thereby incurred.

5. Of most interest to us, perhaps, is the City Planning law. France has passed legislation from time to time relating to city planning,—such as for instance the excess condemnation laws—but this is the first French law comparable in efficacy and completeness to the city planning law so long existing in Italy,

* These laws are the decree-law of March 26, 1852, originally applicable only to Paris, but subsequently extended to many French cities, amended by paragraph 118 of the law of July 13, 1911 and the law of April 10, 1912; and the law of February 15, 1902, amended by the law of June 17, 1915.

Sweden, Germany, in England since 1909 and in other European countries. Under this French law :

Every city of 10,000 or more inhabitants must have a "scheme of arrangement, adornment and extension" within three years of the promulgation of the present law.

This scheme shall include :

1. A plan which shall fix the direction, width and character of highways to be laid out or modified, determine the location, extent and plan of squares, public gardens, recreation fields, parks, the various open spaces, and indicate land reserves, wooded or otherwise, to be created as well as the proposed location of public monuments, buildings and utilities.

2. A program determining the hygienic, archaeological and aesthetic "*servitudes*," (or limitations on private property rights in the public interest) as well as all the other conditions relative thereto, and especially the open spaces to be reserved, the height of buildings, as well as the provisions with regard to the distribution of water, the drainage, the disposition of wastes and, if necessary, the sanitation of the soil. (It is a matter of dispute at present in France whether this paragraph authorizes zoning by height and area).

3. An outline of the decree by the mayor made after consulting the municipal council, which shall fix the conditions of the application of the measure decided upon to the plan and program.

Under the same obligation to make a planning scheme are :

1. All the Communes of the Department of the Seine.

2. Cities of more than 5,000 and less than 10,000 inhabitants, the population of which has increased more than 10% between two consecutive quinquennial censuses.

3. Summer, seaside and other resorts whose population increases 50% or more at certain seasons of the year.

4. Settlements of a picturesque, artistic or historic character, inscribed as such on a list to be kept by the Departmental Commission on Natural Sites and Monuments.

5. Developments by associations or individuals.

When a settlement, of whatever size, has been partially or completely destroyed by war, fire, earthquake or other catas-

trophe, the municipality shall make a street and elevation plan within three months, accompanied by an outline scheme of "arrangement, adornment and extension," as required by this law; and meanwhile nothing but temporary structures shall be erected without the authority of the prefect of the Department, and the departmental planning commission, provided for below.

A departmental planning commission and a larger national commission are created to advise and establish rules and regulations. Plans are prepared by the municipalities and passed on by the prefect of the Department and, finally, by the council of state, except in the case of private developments where the decision of the prefect is final. Upon the declaration of the council of state or prefect, as the case may be, that the plan is of public utility, the owners of land shall conform to the alignments fixed by it and no structure shall be erected without a permit from the mayor to that effect.

FRANK BACKUS WILLIAMS.

LA RENAISSANCE DES CITÉS

Frequent mention has been made in these pages of the French society called "La Renaissance des Cités," which was organized in the interest of civic reconstruction in France after the war. Its promoters are seeking to give practical rather than theoretical aid; studying the entire problem from social, legal, and architectural points of view, and applying the results to specific cases. The different personalities associated in this work aim to reach by study and discussion the best solution of the difficulties met with, and to spread abroad by all means in their power the conclusions reached. They believe that education is the fundamental basis for all social reconstruction.

The work has met with approval and aid from the French Government, from the principal provincial cities, from various societies and corporations and from the Rockefeller Foundation. The working committees have cooperated with other associations doing similar work and much has already been accomplished—notably the arrangement of competitions, plans, and studies concerning the reconstruction of the various ruined cities, such as Albert, Chauny, and Coucy-le-Chateau. Numerous technical pamphlets have been printed and a wide propaganda has been carried on for the creation of cooperative societies for housing,

farming, social life and recreation. The society has made studies of new city government laws, war damage, financial aid to war victims and the establishment of a civic information bureau. An Inter-allied Exposition of Plans, Projects and Studies, useful for the rebuilding of devastated towns, has been successfully organized and carried out. These are only the beginnings, say the energetic men who are leading this movement, from which we may look forward to a future of great accomplishment.

GOVERNMENT AID FOR HOUSING IN PARIS

According to the official municipal bulletin of Paris, the Department of the Seine has adopted two resolutions, proposed by M. Henri Sellier, relative to financial aid to builders of houses for "large families." The Department of the Seine, according to the first resolution, will meet the entire deficit of the Office of Cheap Dwellings (*L'Office Public des Habitations à Bon Marché*) in its operations along this line; and, according to the second resolution, will meet one-half the net deficit resulting from such operations by the Communes and Communal Bureaus of the Department.

This aid is in addition to that granted by a previous law providing for similar aid passed in March, 1919, by the French national government.

LA VIE URBAINE

A valuable addition to the list of publications in the field of civic improvement is indicated by the first number of "La Vie Urbaine" recently received from France. M. Marcel Poëte, who is the director of the "Institute of Urban History, Geography and Economics of the City of Paris," and M. Louis Bonnier of Paris, are the editors.

The magazine is to appear quarterly; but the first issue is a double number (March-June, 1919), and is a well-printed volume of 225 pages, with many illustrations. It was established by action of the Paris Municipal Council and is the official organ of the Institute, whose object is the study of civic development by means of the coordinate sciences of history, geography and economics.

The leading article is a remarkable study by M. Bonnier of the movements of the population of Paris during the past century, and is illustrated by 39 interesting maps. Space does not permit detailed mention of the remaining articles.

There is much in it of interest concerning civic problems in various countries. We note, however, as of special interest to our readers, a discussion of the law of April 29, 1915, which has to do with the compulsory vacation of dwellings which are deemed dangerous to health. This law permits communities to cause such dwellings to be vacated upon approval of the Sanitary Commission, the Departmental Hygiene Council, and the "*Comité de Patronage des Habitations à Bon Marché*." The essential feature is that compensation is limited to the sale value of the dwelling minus the estimated cost of rendering the building sanitary, thus allowing extensive clearance movements to be made by communities without risking financial disaster. The writer justly points out, however, that there is still needed in France an efficient sanitary inspection service, before the full benefit can be derived from this law.

The entire volume reflects great credit upon its sponsors, and is an excellent indication of the fine spirit with which the French people are taking up the civic problems of reconstruction.

INTERALLIED SOCIAL HYGIENE CONGRESS FOR THE RECONSTRUCTION OF THE DEVASTATED REGIONS

Word reaches us that the first volume of a series of four volumes of papers dealing with the Reconstruction of the Devastated Regions and containing the discussions had at the Inter-allied Congress of Social Hygiene held in Paris in April, 1919, is now on the press and will soon be ready for distribution.

The first volume deals with the following topics: Light and Water; Hygienic Dwellings; Rural Hygiene; Urban Hygiene; and constitutes a book of 550 pages. Orders for this volume are now being received by the printer, Ernest Leroux, 28 Rue Bonaparte, Paris, France. The price of the first volume is 20 francs.

A GARDEN SUBURB IN MAINE

Ridgeway is the name given the Garden Suburb which the Sanford Mills Company and the Goodall Worsted Company are building for their employees at Sanford, Maine.

Sanford has a population of some 13,000, all working in the mills or supplying the wants of those who do. In 1867 when the late Thomas Goodall built the first small textile mill, which employed 40 hands, there was nothing at Sanford but a dozen houses at a cross-road. The two present companies, employing 3,000 men and women, are direct descendants of the original mill and are largely owned by Mr. Goodall's sons.

Up to the present time the mills have not needed to concern themselves with housing. Land and lumber were cheap and plentiful, and the law of supply and demand worked as nearly to everybody's satisfaction as any thing human ever does. But the business of the mills is growing. The Sanford Mills have just completed a \$500,000 addition. The Goodall Company are to have a \$1,000,000 one next year. Neither can be operated unless new workers are brought to Sanford, for every one employable in the place is already at work. And every house in Sanford is now occupied, even those distinctly undesirable. Building has been at a standstill since 1917, and prices are too high to permit its resumption as a business investment. Supply and demand, in Sanford as elsewhere, has broken down.

The mill companies, then, if they are to expand their business, are forced to put up houses even though it involve some financial loss. It is everlastingly to their credit that they did not even consider the alternative of encouraging the taking of lodgers and the doubling up of families to meet the emergency. For, Sanford is phenomenally blessed at present in that the lodger evil is unknown and nearly every family has its separate house and yard, and the mill officials propose to guard these blessings.

In order to minimize mistakes, it was decided to have a quick survey made to show the size and type of house Sanford mill workers are now living in, what rents they are paying, what proportion own their own homes, and also what size and type of house they and their wives want, what modern improvements

they care for enough to pay for, what rents they could be reasonably expected to pay in view of their income, what proportion of them want to buy a home, what they could afford to pay for it, and what time privileges it would be necessary to grant them.

The writer had the pleasure of making this study and report. It involved a large number of visits to the workers' homes as well as interviews with them at the mills. The information thus obtained was supplemented by questionnaires enclosed in the pay envelopes. The task was facilitated by the fact that only two languages were involved—French and English. About a third of the working force are French Canadians, a third are from the British Isles, and the rest are native Americans.

It was found that the demand was overwhelmingly for 5 and 6-room houses, with bath, electric light, stationary tubs and concrete cellar. There was a less pronounced desire for furnace heat, and a strong architectural preference for bungalows. The unusual stability of the Sanford labor force was reflected in the demand for home ownership. More than a third of the families studied already owned their home. Their wages have increased faster than the cost of living, and they could, without hardship, if given better houses, pay higher rents than they are now paying. They could not, however, pay rents which would represent an economic return on houses built at present prices.

The report was submitted the last week in August, and it was decided to build 50 houses at once and 50 in the spring, with more to follow if found necessary. The contract was awarded to the Bradlee and Chatman Company of Boston, an engineering firm which has recently taken up industrial housing.

A tract of 24 acres of high ground was purchased on the outskirts of the town and developed on Garden Suburb lines. Curving streets follow the natural contours and are laid out with cement side-walks, ornamental light poles, narrow road-bed and wide parking. The first 50 houses, which are well advanced toward completion, comprise ten 4-room bungalows, 16 semi-detached 5-room houses, 6 detached 5-room houses and 18 detached 6-room houses. All have bath, furnace, hot water boiler, stationary tubs, electric light and concrete cellar. The material used for the first story is "gunite" (concrete applied under 40-pound

pressure) on wire laths, while the second story and roof are covered with asphalt shingles.

The cost of the land and its development and of the first 50 houses will be about \$250,000.

The mill companies are not yet ready to announce their terms of rental or sale, nor the arrangements to be made for payment. It is understood that the houses sold will be sold at cost, and it is probable that the cost of development—streets, side-walks, sewers etc.—will be donated by the companies.

EDITH ELMER WOOD.

NEW TYPE OF INGERSOLL HOUSE

A new type of the Ingersoll poured-concrete house has been developed during the summer. It is a six-room fireproof house which has been built at Phillipsburg, N. J. to sell for \$3,250. The four-room Ingersoll house which was originated in 1918 has been described in a previous issue of *Housing Betterment*, its interest and value as a contribution to Housing lying in its demonstration of the possibilities of standardization and fabrication as applied to houses.

It is said to be possible, with an experienced crew such as that working at Phillipsburg, not merely as a single record but as a regular performance to erect the forms for a six-room house complete, pour the house and be ready to move to the next house in a cycle of 5 working days with 11 men.

Economies are said to have been effected in mill work through the standardization of everything entering into the house; also in plumbing, the rough work coming onto the job assembled ready to be put in the forms in a short time. Further than that the cost has been reduced considerably as the plasterers have become familiar with the treatment of the exterior surface. The forms leave the walls fairly smooth. The surface is finished in two spatter-dash coats of stucco applied with brushes by 3 men in 2 days, using only 1,500 lbs. of stucco, which is used in various tints.

INVINCIBLE IGNORANCE

There are those who "know not and know not that they know not"—especially when they get off the beaten track of their own limited experience. It is obvious that the United States Housing Corporation numbered a few of the type on its staff, judging from statements which appeared recently in the National Real Estate Journal under the name of William E. Shannon, the Washington real estate man who was the Manager of the Real Estate and Commandeering Division of that Corporation. Mr. Shannon and his immediate associates in that Division doubtless know their own particular line of business and probably did the country a big service as long as they confined their activities to the particular branch of work which they were asked to do.

That their training and experience, however, unfitted them to intrude their opinions into the policies of other departments is amply demonstrated by the following statements of Mr. Shannon which need no comment other than the one they suggest, namely, that they spring from invincible ignorance.

"The personnel of the United States Housing Corporation was as high as in any bureau of the Government," writes Mr. Shannon. "It was composed of men who were successful leaders in their respective businesses and professions, but, with certain exceptions, amateurs in the business of industrial housing. They were in the main full of theoretical European ideas, always looking to England and Germany for example, not realizing or appreciating the fact that the American-born industrial worker resented being patronized by his employer or subsidized by his Government. With the exception of the Secretary, the Director and those of the engineering profession, they seemed to think more of what Germany had done and what England was going to do than what America had already accomplished, which made it doubly hard for the experienced realtor to direct them into the right channel(!) . . .

"The architectural exterior effect seems to be considered by the English philanthropist far more important than the interior comfort. The roof must be just right, otherwise it would be unsightly from his home on the hill. A thatched roof in Ann Hathaway style is considered ideal, though it permits of only a two-

foot by two-foot bedroom window; but the occupant must not complain, because it is 'architecturally correct' and his cottage has been sold to him for much less than cost, with an interest rate far less than current. A cottage built so close to the ground that it could not have cellar ventilation is raved over as a thing of beauty, though it gives the occupant tuberculosis by living in it.

"The street layout of the English 'Village Beautiful' for this country also is all wrong. Their design is to have many blocked streets for the purpose of seclusion and those that are open must be as crooked as possible, even where the topographical features of the land do not demand it.

"This ancient and un-American scheme was very much favored by a group of landscape architects of the Bureau who renamed themselves 'Town Planners' which the Architects of the Bureau resented and renamed themselves 'architects and town planners'. These 'Town Planners', from the appearance of their 'town designs' must have secured their experience in this work from old books on landscape architecture published by the monks. Their plans were mostly of the Medici period—when towns were built for defense—when streets were on angles and curves so they could be defended with the weapons of the day from the rush of invading hordes. . . .

"My main reason for looking into European housing conditions on the ground was that I had heard so much about building homes in this country 'by the mile and selling them by the foot' that I really believed at that time that we were all wrong in our home production. I now make the positive statement that whether they are row, semi-detached or detached houses, this country produces the best built, best ventilated, brightest and most comfortable workmen's homes of any of the nine foreign countries which I have seen, and that this country sells these homes, with rare exceptions, on the safest terms for the occupant's good of any country in the world."

LESLIE H. ALLEN JOINS FRED T. LEY CO.

Leslie H. Allen, an engineer formerly connected with the Aberthaw Construction Company of Boston, and well known to members of the National Housing Association both as a writer

and speaker on phases of industrial housing, has joined the staff of the Fred T. Ley Company, Springfield, Mass., and will devote all of his time to the industrial housing work of that concern. The Company has done some of the largest housing developments in the country, including Harriman, Pa. and Perryville, Md. during the war and developments at Bristol, Conn., Easthampton, Mass., and Fairmont, W. Va., which are now in hand.

SENATOR CALDER ADVANCES HOUSING REMEDIES

Senator William M. Calder addressing the annual convention of the Real Estate Association of the State of New York at New York City on October 18, explained in detail two measures which he is fathering in the Senate with a view to promoting home building and home ownership in the United States and thereby to overcome what he asserts to be a shortage of 1,000,000 dwellings.

One of these measures is an amendment to the income tax law by which investment in mortgage loans to the extent of \$40,000 would be exempted from the provisions of the law. The other is the "Home Loan Bank Bill", the object of which is to permit building and loan associations to use as property the enormous sums now tied up in first-class real estate mortgages.

Describing the manner in which these measures would accomplish the end in view, Senator Calder said:

"For years builders have depended on banks and other loaning agencies for the money needed to carry on their functions, but now the banks, as well as other investors find what they consider better methods of investing their money, so that much of the capital once depended upon for the building trades has been withdrawn and withheld from building loans and mortgages and put into other income-yielding activities. How extensive is this withdrawal and withholding is evidenced by the fact that if today the banks had invested in mortgage loans the same percentage of their resources as they did in 1913, we would have had placed in building operation one and one-half billion dollars more than was used for this purpose from 1913 to 1918.

"To make the investment in building loans and mortgages

more attractive to investors and thus produce some of the funds which may be used to meet the housing needs of the nation is the object of the proposed amendment to the income tax law provided by Senate Bill 8094 by which investments in mortgage loans to the extent of \$40,000 are exempted from the provisions of the law.

"Technically speaking, the Government is not giving anything if it makes the offer of the remission of taxes as provided in the bill. It is merely delaying their assessment. On the other hand, the investor is giving something to the State and Nation in that he is adding at once to the general wealth, billions of dollars worth of real property, and the Government is doing a stroke of good business because within a year or two it will have an income of double or triple the amount of the remitted taxes when taxes upon rentals and new real estate begin to flow into the treasuries of the Nation and State.

"Congress is also asked to give its sanction to what is known as the 'Home Loan Bank Bill' which I have introduced. The object of this proposed legislation is to allow building and loan associations to use as property the sums now tied up in first-class real estate mortgages. The limitation of the services rendered by this building and loan associations is due to the lack of liquid capital behind them and this lack is likely to grow greater than less for the same reasons that prevent money from going into other real estate investments. It is interesting to note that during the 40 years of their service to the home-builders of the United States who had no capital except an earning power, they have had practically negligible losses and have built up an enormously potential capital in their mortgages, which, because of their inability to discount at a reasonable rate, amounts to the sequestration of \$2,000,000,000. It is the object of the home loan bill to remove the prohibition of discounting and to turn this locked-up capital into industrial property."

On August 8 Senator Calder made a vigorous plea before the Senate for this legislation, his address being a complete presentation of the home-owning, home-building problem in the United States and containing a careful review of construction costs and material prices based on the most reliable data. The address

will be found in the Congressional Record and in the American Contractor for August 16.

MANUFACTURER ADVERTISES HOUSING FACILITIES

When a manufacturer advertises that he can offer attractive housing conditions and a satisfactory environment in which to live and rear a family, it signifies recognition of the fact that labor is demanding better housing and that the canny manufacturer realizes that it is to his advantage to furnish such housing.

The DuPont Chemical Company has a peace surplus of factories, factory sites and equipment in its war town of Hopewell, Va., which it is trying to sell through the medium of a country-wide advertising scheme, and in all its big advertisements the following paragraph, or one to the same effect, has appeared:

HOUSING

The housing problem is so closely allied with the problem of labor that a manufacturer these days must interest himself in what sort of homes are available for his workers. The scarcity of houses and consequent high rents lower the efficiency of labor as well as limit its supply.

Hopewell has no "housing problem". To accommodate its vast army of workers at Hopewell, the Du Pont Company built hundreds of cottages, bungalows and dormitories. These pretty homes with lawns and gardens bordering on well-paved streets, are equipped with electricity and all modern conveniences.

For executives there are a large number of attractive houses on the bluffs overlooking the James River. The rents for these are comparatively as low as the workers' houses.

THE RIGHT WAY TO HOUSE THE SINGLE WORKER

An example of the right way to house the single worker will be exemplified in the "hotel club" for men which the General Motors Corporation is erecting in Flint, Mich. It is interesting to note that in the matter of sanitary and other structural standards the Corporation is following the lead of the U. S. Housing Corporation which did pioneer work last year in the establishment of standards for the housing of the single worker.

A seven-story fireproof dormitory costing approximately \$2,500,000 and having recreational and entertainment facilities to accommodate 2,759 persons is under course of construction. The main building will be 280 feet long and 214 feet deep with a basement and six full stories and a partial seventh story between two elevator towers. All of the upper floors will be devoted to sleeping rooms providing accommodations for a total of 1,168 men. Each bedroom will be provided with a lavatory with hot and cold water, and a clothes closet. There will be four general toilet rooms on each floor, each with shower baths. There will be two light courts above the first story, each measuring 86 by 142 feet to provide light and air to all bedrooms. The building will stand 25 feet from the building line on all street fronts and will be 10 feet from the south line of the property.

The building will be of steel frame construction and brick walls with fireproof floors and partitions throughout. The exterior walls will be faced with red brick with limestone trimmings.

On the main floor and in the basement will be located the public recreation rooms and other amenities for the use both of the single workers and of married men and their families. These will consist in part of a large library with a stock room having a capacity of 6,000 volumes, a billiard and game room, a gymnasium and smaller exercise room, together with instructor's office, examination room, dressing room and bath room; class rooms with a capacity of 180 scholars; and auditorium with a seating capacity of 1,279 persons; bowling alleys; a cafeteria, a restaurant, a Turkish bath establishment, a drug store, a tailor

shop, a shoe shop and a men's furnishing store; and the largest swimming pool in the State of Michigan, 25 x 75 feet, with a spectators' gallery accommodating 184 persons.

It is interesting to note the motives which prompted the corporation to launch into such a project. These have been set forth as follows by Vice-president Walter P. Chrysler:

"We realize that such an undertaking is a far cry from the construction of automobiles, which is our business. Nevertheless we feel that the best interests of the corporation are being served when we step out of our beaten paths and spend our money to provide comfort, entertainment and pleasure for our employes and their families. By bringing contentment and happiness to our employes and their families, we naturally surround ourselves with the highest type of workmen and workmanship. Their best interests are our best interests. Their welfare is our aim if we seek to make our welfare their aim."

MUNICIPAL HOUSING DECLARED UNCONSTITUTIONAL

When the housing situation in Pittsburgh became so acute that the most skeptical conceded the necessity of doing something to meet the conditions, the City Council decided that a municipal housing enterprise was justifiable. Pittsburgh owns some 2,000 vacant lots acquired by sheriff's sale or otherwise and upon these the Council proposed to build houses for rent or for sale.

Advice of the City Solicitor was sought as to the legality of the proposal. He submitted an opinion to the effect that the construction of houses on municipally owned property at the expense of taxpayers for the purpose of deriving a revenue no matter how small is not a function of city government and would be unconstitutional. He suggested, however, that the city might sell the land to prospective builders at a price below current values with the proviso that plans and specifications be submitted to the Council and that the builder agree to rent the houses for a specified sum for a certain number of years.

Upon motion of the Council a bill was prepared—which is reviewed elsewhere in Housing Betterment—and submitted to the State Legislature authorizing municipalities to engage in home building operations. The bill, however, died in committee.

PUTTING THE REAL IN REAL ESTATE

A practical tribute to the value of zoning was paid recently by a real estate concern in New York City which in a display ad designed to sell a block of lots for business purposes called attention to the fact that the Zoning Law which restricts this particular land to business uses practically created a "monopoly of business" for investors in that section. "The Zoning Law has put the REAL into Real Estate", the ad read, "and taken out of it the STATE of uncertainty. Formerly when a man owned a lot he could put up a public garage, a store or anything he wanted to next to his neighbor's private dwelling. He can't do that today. Certain streets are restricted to business, others to private residences and others are unrestricted where factories and garages are allowed."

CONSULTING THE WORKINGMAN

The day of *a priori* housing has passed. It is not enough that the architect and town planner should evolve a community which the workingman ought to like. It is essential that he and his wife shall like it. And the only way to make sure of their doing so is to consult them in advance.

In a New England mill town where new houses were to be constructed for a semi-skilled working force earning from \$20 to \$40 a week, after some days spent in talking with the men at the mills and with their wives in their homes, a little questionnaire was printed and inserted in the pay envelopes to check up the impressions gathered. The questions were made as brief and as clear as possible. Six related to the present homes of the workers and six to the sort of home they would like and would be willing to pay for. Did they own their present home? Whether they did or not, how many rooms did the house they lived in

contain? Had it a bath-tub, stationary wash-tubs, electric lights, a furnace? Then, whether they owned their home or not, supposing they were planning at the present time to build or buy one, how many rooms would they want in all if each room beyond four added \$500 to the cost of the house? Would they want a bath-tub if it added \$200 to the cost; a furnace or pipeless heater if it added \$100; electric lights and fixtures if they added \$100; stationary wash-tubs if they added \$40? And finally, would they prefer a two-story house or a bungalow?

Certain questions were omitted which would be necessary in most places. They were not asked whether they had running water and sewer connections in their houses, because in that fortunate town all houses have running water and practically all are sewer connected. Nor were they asked whether they occupied a whole house or a flat, because the latter are still the rare exception.

There were 195 replies handed to the overseers, which was 17% of the number of slips given out. As it had not been possible to hold any meetings or to talk to the men and women in groups, the percentage is as high as could be expected. The signing of names was optional. Of those who signed, 117 were men and only 30 women, although the sexes were about evenly divided on the pay roll. Forty-five names were of French-Canadian origin, 99 Anglo-Saxon or Irish and 3 Teutonic or Scandinavian. This conforms closely to the proportions on the pay roll.

In reply to the question whether they owned their own homes, 56 said they did (including a few extra-scrupulous ones who said "partly") and 128 said "No", thus indicating a trifle over 30% of home ownership.

The replies as to existing improvements confirmed the data collected in visiting the workmen's homes as to the rarity of furnaces and stationary wash-tubs, the comparative rarity of bath-tubs and the comparative frequency of electric lights. It also confirmed the data on hand as to the nearly unanimous desire for bath-tubs, stationary wash-tubs and electric lights. It more than confirmed the impression received as to the popularity of the bungalow, while the number of those who wanted furnaces or pipeless heaters was larger than anticipated. The figures follow:

	Yes.	No.	Percentage Affirmative.
BATH-TUBS—			
Present Houses	85	102	45
Proposed Houses	174	14	93
STATIONARY WASH-TUBS—			
Present Houses	35	152	19
Proposed Houses	153	20	88
ELECTRIC LIGHTS—			
Present Houses	122	65	65
Proposed Houses	188	2	99
FURNACE OR PIPELESS HEATER—			
Present Houses	31	154	17
Proposed Houses	91	53	63
STYLE OF ARCHITECTURE FOR PROPOSED HOUSES—			
Bungalow	114	...	61
Two-story House	73	...	39
(Including two who said 1½-story).			

In regard to the apparent craze for bungalows, it was found repeatedly in talking with the men and their wives that they called a one-and-a-half-story cottage with an effect of spreading roof a bungalow. What they really want is something which may be called a "bungaloid" style of architecture rather than, in all cases indicated, a one-story house.

As to the number of rooms, present and desired, the returns add up as follows:

	4 R.	5 R.	6 R.	7 R.	8 R.	9 R.	10 R.	11 R.	12 R.
Present houses ..	7	34	68	38	18	12	3	3	2
Proposed houses.	4	46	99	25	9	1	1	..	..

The outstanding lesson of these last figures is the overwhelming demand for five and six-room houses and the marked demand for smaller houses than those now occupied, which are unusually large.

EDITH ELMER WOOD.

A NATIONAL ZONING COMMITTEE

A National Zoning Committee to watch the progress of zoning throughout the country, with power to take measures to sustain

building regulations was appointed by the American City Planning Institute at its convention at Niagara Falls and Buffalo at the end of May. The committee consists of Lawson Purdy of New York, President of the National Municipal League and Vice-president of the American City Planning Institute, Chairman; Charles H. Cheney of San Francisco and Berkeley, Cal., Vice-Chairman; Herbert S. Swan, Executive Secretary of the New York Zoning Committee, Secretary, 277 Broadway, New York City; Edward M. Bassett, Esq., President of the Zoning Commission of New York City; Mr. Stephens of San Francisco; Andrew Wright Crawford, Philadelphia; Dr. Robert H. Whitten, Consultant of the Cleveland City Planning Commission, and Harland Bartholomew, Consultant of the St. Louis City Planning Commission.

The National Zoning Committee may be consulted with regard to the form of city planning ordinances and especially with regard to measures necessary to sustain them when they have been enacted.

HOUSES SOLD ACROSS THE COUNTER IN DEPARTMENT STORE

Accustomed as New Yorkers are to innovations, they were struck this fall by the unique spectacle of houses sold across the counter in one of the city's big department stores. In full page advertisements which appeared in all the papers, Gimbel Brothers, one of the large retail firms, announced that for months they had been studying the housing problem—that day after day during their furniture selling events people had revealed to them the growing scarcity of places to live. They therefore determined in some way to help their patrons find homes and after studying and investigation concluded that “the one thing to do was to find the homes themselves and, through million-dollar-scale buying, sell them to the residents of New York and neighboring suburbs at prices so attractive as to make people willing to set aside every prejudice and every precedent to get them.”

Accordingly they arranged with one of the largest manufacturers of standardized, fabricated houses for the purchase of 1,000 homes which they offered to deliver to their patrons

complete except foundation and erection for prices ranging from \$2,310 to \$2,820.

URGES MUNICIPAL HOUSING FOR BOSTON

Attention of the Boston City Council having been called repeatedly to the scarcity of houses and instances of rent profiteering, Councilman Edward H. McLaughlin has been moved to introduce two measures looking to promotion to home building and home ownership by the municipality. The one is an order introduced in the City Council calling upon the Mayor to consult with various interested organizations with the idea of determining the feasibility of forming a corporation of public-spirited citizens who will undertake to finance a project for the providing of proper housing facilities. The other is a bill to be introduced in the State Legislature by which the city of Boston would be authorized to acquire land and build houses and for this purpose to borrow on note or bond issues \$5,000,000.

THE HOUSING OF BUSINESS WOMEN

At the Convention in St. Louis July 14 to 18, at which various groups of business and professional women effected the organization of the National Federation of Business Women, the housing problem as it affects this great and growing class of workers received serious consideration. The women listened with great interest to a discussion by Miss Blanche Geary of the constructive work done in recent years by the Young Women's Christian Association in the effort to solve this particular problem.

Miss Geary, who is the construction expert of the Y. W. C. A. described in detail the plans and principles which the Association is following in the construction of modern hotels for business women in various cities throughout the country. The new hotel in the course of erection in Washington, D. C., as embodying the latest ideas and ideals in this type of housing, formed the basis of the discussion.

The erection of this hotel is being carried on under the supervision of the Y. W. C. A.'s housing committee, which is headed by Mrs. John D. Rockefeller, Jr. The hotel will house about 325 women and will require a staff of 75 assist-

ants. The majority of these will be women, down to the bell-hops. The bedrooms are of reasonable dimension and will have plenty of light and air.

There are 12 floors. The first will contain the offices, reception rooms, lounge, library and a large auditorium for banquets, balls, concerts or lectures. The basement contains many innovations, among them a community sewing room, fitted with sewing machines and other necessary equipment. There will be community laundry and valeting rooms. In this way women may still exercise the housekeeping instinct without interference with ordinary hotel rules and may have the privilege of sewing, laundering or mending. To foster this domestic instinct there will be kitchenettes on some of the upper floors.

Also on the upper floors are reception rooms for the guests and their friends, and the bedrooms, which are especially planned for the comfort of women. The dining rooms are on the eleventh floor and include the larger general dining rooms, smaller ones for private entertainments, for clubs or family parties, and another innovation in the form of a cafeteria and lunch counter for the convenience of the guest who may desire a hasty meal. The dining rooms of the Washington hotel will be on the ground floor.

In all the hotels to be built by the Y. W. C. A. more stress will be laid upon the proper housing and the care of guests than upon elaborate entrances and decoration. There will be a roof garden for the summer afternoon and evening comfort of the guests, which will be managed exactly as other roof gardens, with music, dancing and good dinners. The cost of such buildings should not exceed \$550,000.

The cost of living in the hotel will run from \$25 to \$30 a month for the rooms. This price will include all service, light and linen and the privileges of the community rooms in the basement and the kitchenette on each floor.

Within ten years it is believed that there will be a string of these hotels extending across the continent and the business and professional woman may take her choice, according to her temperament, the nature of her work, or her domestic instinct, of living in a hotel or of creating her own home atmosphere in her apartment.

UNITED STATES NEEDS A MILLION HOMES

"A million homes are needed in this country today," said Allen E. Beals of the Dow Service Daily Building Reports, discussing the building situation before the convention of the New York and New England Brick Manufacturers at Albany in September.

"This is an estimate made by the Department of Labor. The country needs about 128,000 factories costing \$100,000 or over; about 325,000 factories costing less than that; more than 6,000 hotels, nearly 5,000 schools and public institutions, 55,000 apartments, about 120 major freight terminals, 14,000 railroad stations and freight sheds and nearly 20,000 theaters and churches. Only about 40% of this total is actually under construction at this time.

"We have said that 1,000,000 homes are needed. That is correct as of last March. Six months have elapsed and 300,000 more homes are needed now than were needed then. Half of these homes have been made necessary by marriages, the remainder is chargeable to speculative building enterprises, replacement by fire, wind and flood and some to building enlargement. To be exact, every normal year, this country requires about 600,000 new homes or places of abode which includes apartments and hotels.

"It is apparent that with a back log made up of two or more years of wars and rumors of wars that it will be many years before there can be even the semblance of a dearth of building work."

MUNICIPAL HOUSING PROPOSED IN PENNSYLVANIA

Certain Pennsylvania municipalities finding themselves in a serious predicament because of a lack of housing facilities and proposing to solve their problems by undertaking municipal housing schemes found upon investigation that their Councils possessed no authority to involve the municipality in such an enterprise. Accordingly last May a bill was introduced into the Pennsylvania Legislature giving every city and town the right to "acquire private property and to apply, use, improve and develop property thus acquired and property now

or hereafter owned by said municipality for the building, constructing and erecting of dwelling houses, apartments and homes, whenever the Council thereof shall by ordinance determine thereon." The second section conferred the right upon municipalities to enter into contract agreements for the purchase of property and the construction of buildings "with such restrictions in the leases and deeds of sale as will duly insure the protection and preservation of the appearance, light, air, health and usefulness thereof."

The bill died in committee.

SALE OF GOVERNMENT HOUSING PROJECTS

The United States Government through the U. S. Housing Corporation and the Emergency Fleet Corporation is endeavoring to sell its War Housing enterprises. Attractive terms are offered by which the excessive cost due to war prices is written off and charged to war expenses. A 10% cash payment is demanded—in the case of individual house sales—the remainder to be paid in monthly instalments of 1% and include interest on deferred payments at the rate of 5% per annum. As a result of these terms 95% of the houses in certain cities where the sales have been promoted have been purchased by those who occupied them.

Greater difficulty is, of course, being experienced in the sale of the new War Towns which in many instances the Government was forced to erect. An example of such a case is the Emergency Fleet town of St. Helena in Baltimore County, Md. This picturesque little village is made up of 296 houses, a cafeteria and a power house. The streets of the town have concrete sidewalks, attractive lawns and shade trees and the streets are lighted with incandescent lights.

The Housing Corporation is advertising the sale of its unfinished development near New Castle, Delaware, which consists of 18 acres of land with permanent improvements including 6 dormitories with a total of over 400 single rooms, central dining hall and kitchen and central heating plant. There are 17 temporary buildings consisting of office, warehouses and labor housing. Approximately \$370,000 had been expended on this property when the Armistice was signed.

TO PROMOTE RURAL HEALTH

A bill was introduced in Congress this spring providing for the extension of the Public Health Service in a more effective manner to rural districts by appropriating a sum of \$250,000 for 1919, \$500,000 for 1920, \$750,000 for 1921 and \$1,000,000 for each fiscal year thereafter to be apportioned among the states according to area and population, with the provision that each state appropriate a like sum to the same purpose. It prescribed also that the State Board of Health or similar body in each case must submit to the authorities of the Public Health Service at the beginning of each fiscal year a plan of proposed health work for the ensuing year, which plan should be subject to revision by the Public Health Service.

ISSUES BIBLIOGRAPHY OF INDUSTRIAL HOUSING

The United States Department of Labor has issued a pamphlet entitled a "Bibliography of Industrial Housing in the United States and Great Britain during and after the War." This is a reprint from the report of the Bureau of Industrial Housing and Transportation of the United States Housing Corporation. The pamphlet may be secured by request from the Department of Labor.

UNCLE SAM OPENS MODEL VILLAGE FOR NEGROES

The first town in the United States planned and constructed by the government exclusively for negroes was opened not long ago at Truxton, Va. Construction of this little town was decided upon in 1918 when housing relief was needed for employees of the Portsmouth Navy Yard. Truxton contains 250 houses each having five rooms and bath. They are equipped with electric lights, hot and cold water and all other modern conveniences. The town is governed by an advisory committee of tenants who meet with the town manager representing the U. S. Housing Corporation.

DEATH OF JACOB G. SCHMIDLAPP

The cause of housing has suffered a great loss in the death of Jacob Schmidlapp of Cincinnati on December 19th. To

all who knew his warm-hearted genial personality, his overflowing enthusiasm, his sane practical common-sense, the loss is indeed great.

Mr. Schmidlapp made a peculiar contribution to the cause of housing. He demonstrated not only the possibilities of good housing at low cost but championed the cause of the Negro when that cause especially needed succor.

ST. LOUIS LAUNCHES \$2,000,000 SCHEME

Through joint action of the St. Louis Chamber of Commerce and Commercial Club it has been made possible to launch with every prospect of success a \$2,000,000 housing project which contemplates the erection of model low-cost dwellings in all parts of the city.

Industries of St. Louis have been hampered by lack of workmen and by excessive labor-turnover. Lack of proper housing conditions has been the chief cause. Finally, in October, through the Chamber of Commerce and Commercial clubs the big employers of labor were brought together to solve their common problem and in a short time \$1,000,000 of the capital stock of the proposed company was subscribed.

The organization will be operated at no profit to the individual stockholders. It will supply homes to workmen at cost with only a nominal interest return on the investment to the stockholders.

The homes will be of different styles of architecture and different sizes. It is not intended to build all in the same district or necessarily in groups. Many vacant lots throughout the city will be purchased and in each case the house erected will be of the same type as others in the neighborhood or better. The houses will be sold for small cash payments, the remainder to be paid in instalments covering a period of 15 or 20 years.

Officers of the company are: Jackson Johnson, President; Benjamin Gratz, Vice President; J. Hal Lynch, Secretary; Tom W. Bennett, Treasurer.

HOUSING ACTIVITIES IN PENNSYLVANIA

The following communities in Pennsylvania have Housing Committees actively engaged in thoroughly investigating the

housing situation with a view of recommending ways and means of meeting the problem. These committees in general are working under the auspices of the Chamber of Commerce or Board of Trade: Bradford, Harrisburg, Hamburg, Johnstown, Reading, Philadelphia, Lebanon, Pottsville, Butler, Pittsburgh, Tyrone, Communities of Elk County.

The following communities have organized Community Housing Companies and are making preliminary preparation to start actual operation: Wilkes-Barre, Milton, York.

The following communities are actually building houses at the present time: Beaver Falls, Gettysburg, Hamburg, Warren, Lancaster, Kennett Square.

The Milton organization is far in advance of any other community in the State of Pennsylvania. A group of leading citizens headed by Mr. William W. Anspach as President and Frederick V. Follmer as Secretary have formed the Milton Housing Company. The attitude of the members and the grasp they had of the situation was really an inspiration. They have secured pledges amounting to a little more than \$300,000. Their charter has been granted, the architect has been retained, bids will be taken within a few weeks and it is expected that the construction of about one hundred houses will start on or about the first of the year. Everything indicates that the development will be successful in every way. Milton has a thorough community organization and is going ahead on a bigger and more progressive scale than any community so far in Pennsylvania has attempted.

RITCHIE LAWRIE, JR.,
Director Housing Bureau,
Pennsylvania State Chamber of Commerce.

NEWARK AROUSED TO ITS NEEDS

"Like a number of other cities," writes the secretary of the Bureau of Associated Charities of Newark, "Newark is going through a housing famine. The Bureau has been interested only in a general way, but the situation is getting so crucial now that all of us will have to bestir ourselves or there will be suffering here this winter. I have not the slightest doubt of this myself.

"I attended a meeting recently at the Mayor's office at which were present the Mayor, the head of the Department of Health, the Building Inspector, the Superintendent of Fire Prevention, Mr. Beemer of the State Board of Tenement House Inspection, and a representative of the National Board of the Y. W. C. A. Two or three sub-committees were appointed; one to ascertain whether lofts and unoccupied stores might not be revamped and made suitable to take in families in an emergency; another to look up the question of erecting 500 emergency houses and another to make a visit to the industrial village now left vacant at Kenvil, N. J. It was suggested that these houses might be taken over for Newark families."

The Bureau of Charities has been agitating for some time past for the organization of a Housing Association which would take in hand the entire housing situation and if possible remodel old houses and erect new ones along lines similar to those followed by the Octavia Hill Association of Philadelphia.

EMPLOYER AIDS HOME BUILDING

To aid its employes in acquiring their own homes, the American Blower Company of Detroit has organized an advisory and financial service in its welfare department. Officials of the concern occasionally talk to employes on the economy and value of acquiring homes, giving practical suggestions as to how to go about purchasing a lot and building a house. This is an outgrowth of the savings and investments movement resulting from war finance experiences and Thrift and War Savings Stamp investments are increasing generally.

It is laid down as a general proposition that any married employe earning \$25 a week is in a position to invest \$3,300 in a cottage and lot, and that this will be cheaper than average Detroit rents, as well as give better living quarters and independence.

AKRON TO BUILD

The rapid growth of Akron has caused a serious shortage of houses. The rubber industries and business interests gen-

erally have organized a \$5,000,000 housing company to relieve the situation. More than two and one half million dollars have been subscribed. It is to promote the desire for home owning and to stabilize real estate values that the company was organized. It will bear the name of The Akron Home Owners Investment Co. and will lend money at reasonable rates of interest to those desiring to erect their own homes and a certain proportion of the capital will be used for the erection of houses of a permanent type for rent at reasonable rates.

There will be a department in charge of a supervising architect which will have on hand a variety of plans and specifications offering a wide choice of types of houses to the prospective builder. A legal department will be maintained to examine titles and pass on the abstracts which are presented.

Akron's remarkable growth from 69,000 in 1910 to about 175,000 in 1919 has been due to a phenomenal development of the rubber industry. It is now said to be the largest rubber manufacturing center in the world.

UNIQUE EFFORT IN PENNSYLVANIA

The Pennsylvania State Chamber of Commerce realizing the urgent need for homes throughout the State recently established a Housing Bureau for the purpose of assisting all those interested in effecting a prompt and satisfactory solution of the Housing problem.

The need for homes in Pennsylvania was clearly demonstrated by the results of a preliminary survey conducted by the State Chamber of Commerce. A summary of the replies received from 200 communities throughout the state indicated that somewhat in excess of 100,000 families need homes.

The situation has become so serious that the home building agencies which in the past have furnished an adequate supply of houses are not now meeting the demand. It is believed that the solution of the housing problem rests in assisting the lending institutions in financing home building and in securing the co-operation and co-ordination of building agencies and local interests. A community housing company organized by the leading citizens of a community is in

a position to perform this service. The Pennsylvania State Chamber of Commerce Housing Bureau is interested in promoting and assisting such organizations.

This Housing Bureau does not enter into the actual financing, operating or managing of building projects but functions in an advisory capacity as a clearing house in offering suggestions and providing ways and means of meeting the situation in a practical and efficient manner.

This Housing Bureau has been busily engaged in collecting from available sources information and data pertaining to the various phases of the Housing Problem. This information is being studied, analyzed, and put into usable form which will be available to those desiring assistance. It is proposed to disseminate such information by correspondence, by the publication of pamphlets, and by conferences and talks to industrial executives and members of communities confronted with a housing shortage.

A pamphlet on the Financing of Housing, the initial publication of the Bureau, is ready for distribution. Other pamphlets treating of the various phases of the problem will be issued as soon as they can be prepared and printed. There is under preparation at the present time a set of plates showing floor plans, elevations and perspectives of the various approved types of practical homes. These will be issued in blue print form during the current month.

The Director has conferred with a number of community and industrial committees and has talked at several Chamber of Commerce and Board of Trade meetings throughout the State. Much preliminary work has been covered by correspondence between the Bureau and the industries and communities of the State.

The sudden magnitude and proportions of the housing problem and the fundamental relation it bears to commerce, to industry and to the national welfare has placed it among the vital questions of the day. It is believed that practical homes for workers will go far towards the solution of many of the social and economic problems confronting the nation. It is the purpose of the Pennsylvania State Chamber of Commerce through its Housing Problem to place before the busi-

ness men in the communities practical plans for satisfactorily meeting the various phases of the housing problem.

RITCHIE LAWRIE, JR.,
Director Housing Bureau,
Pennsylvania State Chamber of Commerce.

ZONE LAW FOR WASHINGTON

Plans of the Merchants and Manufacturers Association to make Washington an industrial city will be rendered ineffective under the proposed Zoning law which has been reported favorably by Senate and House Committees. The bill moreover will stabilize real estate values and solve the perplexing garage situation. It provides for a Zoning Commission of five members who will have power to determine the extreme height of buildings to be permitted, divide the city into residential, mercantile and business districts, and to prescribe how much of a lot shall be used for building.

LOUISVILLE CONSIDERS HOUSING

Inspired by the example of the \$2,000,000 housing project of St. Louis business men, described elsewhere in Housing Betterment, the Louisville Board of Trade is considering launching a \$1,000,000 project along similar lines. A committee was appointed to visit St. Louis to investigate details of the plan. Their report was an enthusiastic endorsement and they have recommended to the Board promotion of a similar scheme.

THE BOSTON SITUATION

The campaign on behalf of a housing code for Boston has been turned over by the Women's Municipal League to the Boston Housing Association, which, it will be remembered, was organized last year as an aftermath of the National Housing Conference. The Women's Municipal League took an active part in its organization and is giving it for a year the use of the office and records of its own Housing Department and the services of Miss Theodora Bailey, its housing inspector.

The Boston Housing Association has been fortunate in securing the services of Mr. Cornelius A. Parker as its executive secretary. Mr. Parker's interest in housing reform is of many years standing. He has been serving the commonwealth as legal member of the Massachusetts Homestead Commission since 1913.

The program adopted by the Housing Association includes :

1. Publicity.
2. Restrictive legislation.
3. Investigation of housing shortage and attempt to bring about a constructive campaign for good new housing.
4. Landlord and tenant complaint bureau.
5. Intensive investigation of basic conditions for a campaign for effective restrictive legislation and programs for slum clearance and city planning.
6. Co-operation of various groups and correlation of information in possession of each.

In order to understand the present situation, it will be well to recall that two years ago the Women's Municipal League launched the movement for a housing code based on the Veiller Model Housing Law. Sufficient interest was aroused for the Chamber of Commerce, women's clubs, union labor, medical association, Boston Society of Architects, Associated Charities, Visiting Nurses and others to join the Women's Municipal League in petitioning the Mayor to appoint a representative commission to study the existing housing conditions, legislation and administration, and make recommendations. A committee of ten was appointed under the chairmanship of Mr. Charles Logue of the Chamber of Commerce. After six months of exacting work, the Mayor's Housing Committee reported a housing code, based indeed on the model law, but carrying lower standards at several points. Notably, it permitted the continuance of the present Boston vent court system for toilets and bath-rooms. Even so, the code represented enough advance to be thoroughly worth while.

The housing code bill (House 1308) was introduced later than it should have been and in the name of Mr. Logue and his committee instead of in the name of the Mayor. This was a serious disappointment, as Mayor Peters' well known interest in housing reform expressed in his inaugural address, in his speech at the National Housing Conference, and

in numerous private conversations had led to the expectation of its being introduced as an administration measure.

In accordance with the admirable Massachusetts practice, the bill was referred to the joint Committee on Metropolitan Affairs, thereby avoiding the usual two sets of hearings and two committee reports.

The next delay was caused by the last-minute opposition of the Boston Society of Architects under the leadership of Professor Charles W. Killam of Harvard, the author of a state building code which failed of approval by the legislature a few years ago. In the effort, futile as it proved, to overcome the objections raised, several precious weeks were lost in revising the wording and in a few instances the substance of the proposed housing code. On important matters of principle, however, the Mayor's committee stood firm, as for instance in requiring the approval by the Health Department of the plans for new dwellings.

Although the legislature opened early in January, it was March 31 before the first hearing was held on the housing bill. Owners of tenement houses and other affected property were out in force, but no organization of standing except the architects' opposed the bill. Business, labor, health and welfare organizations supported it. The press was friendly throughout. Hearings were continued on April 2 and 7, after which the bill was entrusted to a sub-committee composed of two lawyers, Senator Finkel (chairman) and Representative Reading, and a real estate man, Representative Fowler. This sub-committee is entitled to public gratitude for the conscientious work it put in and the patient hearings it gave, and when it unanimously reported out a slightly revised bill, which the whole committee endorsed by an 11-4 vote, no vital standard had been sacrificed. This was the last week in June.

On July 15 the Senate, after a spirited fight by the opposition, approved the bill. A few days later, however, it was brought up in the House of Representatives and defeated. It is said that the opponents secured its defeat by asserting that the Mayor did not really approve of the bill, and as the Mayor was out of town at the moment, it was impossible to secure a statement from him in contradiction.

One typical aftermath was the unsuccessful effort made at the recent election to defeat Senator Finkel because of his work on behalf of the housing bill.

The movement for better housing in Boston has suffered a great loss in the sudden death, on December 6, of Mr. Charles Logue, chairman of the Mayor's committee. Since 1903, when he served on Mayor Collins' Tenement House Commission, he has been one of the leaders of the movement, and his rare qualities of head and heart enabled him to win out over many obstacles which seemed insuperable.

The housing bill will be introduced again when the legislature meets in January. With an early start and the advantage of last year's committee report and the approval of the Senate, there ought to be no question of its enactment into law. There certainly will be none if Mayor Peters has it introduced as an administration measure and makes his approval of it clear and unmistakable.

EDITH ELMER WOOD.

HARRISBURG SHOWS THE WAY

An acute situation in Harrisburg with regard to housing has been relieved considerably during the present year through the efforts of the Harrisburg Chamber of Commerce, which in lieu of sufficient housing facilities provided efficient means for bringing home seekers and home renters together in the quickest and easiest possible manner, at the same time fostering such publicity as tended to maintain home building by private capital at a maximum. The result is that Harrisburg's housing situation is approaching nearer to complete solution every day, and home building in Harrisburg exceeds the amount under way or in contemplation in any other Pennsylvania city.

In order that the city's available supply of homes could be utilized to the greatest possible advantage, the Chamber of Commerce in cooperation with the United States Housing Corporation, caused a complete survey of the city to be made, with a view to learning accurately just what housing facilities were available, and how much new construction was necessary. This was in April, 1919, and the information

elicited then showed the necessity for the construction of new homes in such decided terms that private capital was thrown into home building on an unprecedented scale. During the six months directly following this survey, 209 dwellings were constructed or started, the total cost of which will exceed \$949,600.

The survey disclosed the startling facts that there were but 38 vacant houses in Harrisburg, only a few more apartments, and 1,655 vacant rooms. Clearly, the necessity for increased facilities, and the greatest possible use from the limited facilities at hand, was demonstrated. As a result of this necessity, the Housing Bureau of the Harrisburg Chamber of Commerce was established, and has been functioning with almost phenomenal success ever since.

The manager of the housing bureau has worked with landlords, real estate men and home-seekers, with the result that in many instances vacant rooms have been converted into temporary apartments for light-housekeeping as an emergency measure. She has induced home-owners to rent their furnished homes during their summer vacations, she has converted summer cottages into homes, and has watched over the welfare of the home-seeker in numerous other ways. She keeps at all times an up-to-the-minute record of all homes, apartments, and rooms, filed for instant reference. Her information has been invaluable to the home-builder who has found in her records an ever-available source of information for his consideration when he projects a building enterprise.

During the first three months of its operation, this housing bureau succeeded in finding places of habitation for eleven hundred and eleven applicants. The work was done quietly and efficiently by the housing secretary, with little fuss or flurry, but with an ever-increasing degree of efficiency.

The housing facilities provided through the bureau have ranged from rooms for light-housekeeping at \$15 a month, to apartments at \$150 a month. Apartments were found during those first three months for 207 persons; houses for 408 persons. Three hundred and sixteen persons were found suitable rooms and places at which to board. The housing secretary gives every applicant the same amount of considerate and painstaking service, and the entire resources and efforts

of the housing bureau are extended free of charge to home seeker and home owner alike for their mutual benefit and the welfare of the city, whose most difficult problem during the past year has been the housing situation.

The Chamber of Commerce will maintain the same painstaking attention to the housing difficulty during the coming year, as it has during 1919.

M. R. McCARTY,
Ass't Sec'y Harrisburg Chamber of Commerce.

HARTFORD AGAIN ACTIVE

The Women's Municipal League of Hartford, Conn., which has done much in that city to promote the cause of housing betterment, is again active and is having a study of present conditions made. Miss Mary G. Hovey, experienced in social work, has been engaged to make the investigation.

BETTER HOUSING IN TOLEDO

A company to finance the building of moderately priced homes is being organized by Toledo business men, confronted by the undeniable fact that the city's development as an industrial center is being throttled by the lack of houses. From 15,000 to 20,000 more workers are needed in factories here it is estimated and their availability hinges almost entirely on the provision of enough houses to accommodate them. A recent population survey conducted by students of Toledo University revealed the fact that only one house out of 1,000 is vacant and that only because it is either unfit for habitation or is being held for sale by the owner.

"The best kind of houses on the easiest possible terms" is the principle announced by the committee in charge of the new building program. Bankers, merchants, manufacturers, and real estate men are included in the personnel of the committee.

The Social Service Federation, headed by Arthur A. Guild, has a Better Housing department which will cooperate with the building committee in the formulation of its program. Miss Laura Koch, Better Housing secretary, is conducting a survey of typical blocks, the results of which will be turned

over to the company. Public interest is to be enlisted in the project, through meetings and the press.

Until the fall of 1919, the worst feature of Toledo's housing situation seemed to be the furnished rooming-house, in which families were charged exorbitant rent for unsanitary apartments of one or two rooms. During the spring and summer, 21 families were moved from such quarters to unfurnished flats or cottages, through the efforts of the Social Service Federation. Used furniture was readily secured through newspaper appeals, and repaired as necessary. In cases where the family was unable to pay, the Federation advanced rent, moving expenses, gas payments, and the price of furniture which it was necessary to buy.

In the 21 cases cited, the average investment made by the Federation was \$42. By installments adjusted to the amount of rent formerly paid, this debt has been reduced to an average of \$8. No charge was made for the donated furniture.

Plans made to benefit at least 100 more families in the same manner during the fall were suddenly checked by the fact that there were no more available houses into which rooming-house families could be moved. In spite of a plentiful supply of old furniture, a halt had to be called in the program of rehabilitation. Sanitary officers found their hands tied when they wished to condemn certain houses, for there were no vacant ones to accommodate the ousted families. From all quarters the need for more construction has become so insistent that business men, following a trip to Pontiac, Mich., to study its building program, have determined upon a large undertaking, only the general outlines of which have been formed at the present writing.

CHICAGO LAUNCHES \$3,000,000 PROJECT

Chicago civic bodies and large employers of labor have united in the promotion of a \$3,000,000 scheme for the erection of workingmen's dwellings. The first efforts of the corporation will be turned toward the provision of decent homes for Negroes, though its efforts will not be confined to that element of the population. It will cooperate closely with the Chicago Housing Association which has already begun the construction of model homes for the low wage earner with a

block of 175 homes which are to be sold on a long-time payment plan.

The scheme had its inception in the conferences of a joint committee of business men from the Chicago Association of Commerce and the Chicago Real Estate Board last August. The plan which was finally adopted was urged by the employers because of the excessive labor-turnover which they laid to inadequate housing conditions.

To perfect the plan the following committee was appointed: Louis T. Jamme, Vice President of the Association of Commerce; I. O. Ackley, President of the Chicago Real Estate Board; Col. Abel Davis, Vice President of the Chicago Title and Trust Company; Col. William Nathan MacChesney, B. J. Rosenthal, H. R. Kelly of the Union League Club and Herman Hetler.

"We intend to undertake the solving of the Negro housing problem," said Mr. Jamme, "as soon as the details of our organization are worked out. We believe it is one of the most vital problems confronting the city. Decent homes must be provided for colored people in a section which is congenial to them but the Association will not confine its activities to rehabilitating and building homes for colored families. We will cooperate closely with the Chicago Housing Association which is undertaking to provide one-family houses for the low-paid wage earner and will try to rehabilitate houses generally in all neighborhoods where there is need of such service."

PORTLAND STEPS BACKWARD

Another chapter in Portland, Oregon's, housing history has just been closed, and with regret it is recorded that the chapter is one of backward steps rather than of progress. Portland passed a very good housing law in February 1919 which went into effect in April of the same year. The law was modelled on the Minneapolis law and the Model Housing Law, and drawn up after months of study and correspondence with The National Housing Association and the building departments in other cities operating under housing laws. The local chapter of the American Institute of Architects also

assisted and Mr. Charles H. Cheney, city plan advisor in the employ of the city of Portland, gave valuable advice and help.

The law passed with little opposition; for, the local Housing Association which had fathered the law met with objectors and worked over hard sections and made compromises which were deemed reasonable, yet safe-guarded health and morality.

Hardly had the law gone into effect when a small group of builders and architects began a vigorous attack on it. They were not interested in housing in the broader sense but from their own statements showed that the entire subject is a closed book to them. They announced that the code "embodied the last word in impractical idealism" and "is copied after the work of a New York theorist." The words of one of the opponents—"it is impossible for investors to obtain a profitable return on their investments by complying with the rigid requirements of the present law"—indicate the short-sighted appreciation of the real economic effect of good housing regulations.

In the *Oregonian* of September 20 one of the commercial builders of the city is quoted as saying "Portland and the state of Oregon are on the brink of a wonderful period of development. Our cities are full . . . what we want to do is to go ahead and build as fast as we can. Let us have apartments, let us have residences." He urged that the Building Department be run so as to encourage builders to build. The same objector in reporting to the Realty Board (*Oregonian* October 2) states that "at the present time \$1,000,000 which builders wish to invest in the construction of new apartment houses in Portland is being held up by the new housing law."

This argument hardly holds water, for the shortage of housing accommodations was acute before the passage of the code and but little building was going on. In fact the Building Inspector's records show that shortly before the passage of the housing law only two permits for apartment houses were issued, but the buildings have never been constructed.

Residence construction has been very active in Portland since the passage of the code, and the scarcity of apartment house erection must be attributed to the nation-wide economic conditions, the local rent scale, and other causes than the

severity of the housing law. Be that as it may, it appears that Portland's City Council either did not understand the true situation or were unwilling to face the clamor of the "jerry builders," who for their selfish purposes were making the people believe that the shortage of houses, apartments and flats and the high rents were wholly due to the housing law.

And so what the objectors generously chose to call "theoretically correct celestial legislation" was amended November 12 in spite of the opposition of the Housing Association, the Consumers League, Federation of Women's Clubs, Visiting Nurse Association, People's Institute, Association of Collegiate Alumnae, and the City Club, representatives of which organizations gave testimony to show that the code had not yet had a fair trial, would not prevent legitimate apartment house construction, and that if amended as proposed it would not insure an adequate amount of light and air for certain classes of buildings nor secure the high standards of living that Portland's citizenry wanted.

Of the twenty-odd amendments which were made those which were considered most objectionable by the authorities on good housing were the following:

(1) Allowing inside bathrooms on vent shafts, (2) reduction in size of rooms in dwellings from 90 to 80 sq. ft. and of kitchens from 90 to 60 sq. ft.; (3) reduction in minimum width of side yards from 8 to 4 ft.; (4) reduction in height of rooms; (5) reduction in size of courts from 10 by 20 feet to 6 by 12 feet; (6) the creation of a board of appeal of three members, an architect, a builder and a social worker, with power to set aside the law.

The next chapter of Portland's housing history will reveal whether the promised building boom will result from letting down the bars. If not her citizens are likely to ask the City Commissioners why they did it, and in any event they may not be pleased with the type of buildings they find themselves living in ten years from now.

REHOUSING OF WASHINGTON ALLEY DWELLERS

The United States may become landlord in the District of Columbia to the extent of \$6,000,000 if a measure pending

in Congress providing for the rehousing of the alley population of Washington is enacted into law.

A bill, S. 2084, was introduced in the Senate last summer by Mr. Jones of Washington which provides for the construction of safe and sanitary dwellings to be leased at moderate rentals to persons residing in alley dwellings in the District, the object being to aid in the carrying out of the Act of Congress of September 25, 1914, providing for the discontinuance of alley dwellings in Washington, enforcement of which was stayed during the war because of the congested conditions in the capital city.

Under the provisions of the proposed law, the Commissioners of the District of Columbia are authorized to issue bonds to an amount not to exceed \$6,000,000, of which no more than \$2,000,000 shall be issued in any one fiscal year. For the purchase of such bonds \$6,000,000 is appropriated from the Treasury of the United States. The bonds are to bear interest at a rate not exceeding 5%.

The Commissioners are to be given power to acquire land by purchase, condemnation or otherwise and to erect thereon houses which are to be offered to occupants of alley dwellings at a monthly rental not to exceed one twelfth of 10% of the cost of dwelling and the land upon which it is constructed or for such sum as may be necessary to meet the interest on the cost of land and building and to provide a sinking fund. Or the dwellings may be sold to tenants or lessees upon terms similar to those provided in the Farm Loan Act of 1916 for the payment of principal and interest at the expiration of 25 years.

ILLINOIS HOUSING COMMISSION

During the session of the Illinois Legislature which ended last summer there was much discussion of a proposed Housing Law for the state of Illinois introduced early in the session by Senator Harold C. Kessinger of Aurora. Senator Kessinger's bill, as originally drawn, was drawn by Mr. Charles B. Ball, Chief Sanitary Inspector of the Health Department of Chicago, but contained in it a number of unfortunate amendments which had been made as "concessions" to various inter-

ests, principally Chicago architectural, building and political interests.

When the defects of this measure became obvious a substitute bill drawn by Lawrence Veiller, was presented to the Legislature at the request of Senator Kessinger and other legislative leaders. This bill unfortunately inherited the opposition to the original measure, those opposed to the original bill having raised the cry that it would stop all building construction in the state of Illinois, would prevent the use of the 25-foot lot and the other usual stock arguments that are always advanced against progressive housing legislation.

Owing to the lack of organization on the part of the proponents of the bill it did not seem wise to Senator Kessinger, or to Governor Lowden who recommended such legislation in his annual message, to urge the passage of this measure at this session. The bill was therefore allowed to languish.

Toward the close of the session upon the recommendation of the Governor a bill was introduced by Senator Kessinger calling for the appointment of the Illinois Housing and Building Commission. This bill passed the Senate on June 12th and the House on June 20th, and received Governor Lowden's approval at a later date. The bill provides for the creation of an Illinois Housing and Building Commission to consist of 7 members, all to be appointed by the Governor. Of the 7, two are to be members of the Senate, two to be members of the House; of the remaining three persons appointed by the Governor, one is to be an architect, one a building contractor and the remaining one any voter in the state of Illinois. The chairman of the Commission is to be designated by the Governor.

Upon the Commission is imposed the duty and responsibility of preparing and drafting a State Housing Code, a State Building Code and a Zoning Bill for the state of Illinois, to be presented to the next session of the Illinois Legislature, one year hence. The terms of office of the members of the Commission are to terminate upon the convening of that session.

Various state departments, namely, the Department of Public Works and Buildings, the Department of Public Health, the Department of Trade and Commerce, the Depart-

ment of Labor, the Joint Legislative Bureau and all of the departments and agencies of the state government are required to furnish information and assistance as may be required. No appropriation was made in the bill for the work of the Commission.

Governor Lowden on November 17 announced the appointment of the following members: Chairman, Senator Harold C. Kessinger of Aurora, and Senator Willett H. Cornwell of Chicago, Representative Horace McDavid, of Decatur, Representative G. A. Dahlberg of Chicago and Robert Knight, Deputy Building Commissioner of Chicago, Charles H. Hammond, a Chicago architect and Andrew Linquist a Chicago builder.

The friends of Housing in Illinois are greatly disappointed at these appointments, for the Committee is largely a Chicago committee and is not really representative of the whole State nor of the public interests. It is apparently dominated by those who are known to be hostile to the Kessinger bill of last year and to progressive ideas in housing.

ST. LOUIS ZONING LAW

The report of the St. Louis City Planning Commission for the years ending April 30, 1919 notes:

"After more than 6 months of operation under the zoning ordinance it may be said that its value has been proved in many ways. While it is impossible to learn all of the abuses that the zone law has prevented, several cases have come to our attention, such as the prevention of the erection of a commercial building in one of the best residential districts of the city, a dog hospital in an exclusive residential section, a small iron foundry in a district occupied exclusively by workingmen's dwellings, a junk-yard in a residential district, a factory at an important point on one of the main boulevards of the city and a crematory in a residential district."

FOR SUPPORT OF HOUSING IN PHILADELPHIA

General public support of the housing betterment movement in Philadelphia was sought when the Philadelphia Housing Association this fall joined with three other organi-

zations—the Public Education and Child Labor Association, the Civil Service Reform Association and the Bureau of Municipal Research—in a United Civic Campaign to raise funds for the support of all during 1920. A total of \$265,000 was asked.

During the coming year the Philadelphia Housing Association hopes to make a survey of the city housing situation upon which to base a constructive remedial program. The city needs at least 25,000 more houses. It is pointed out that thousands which exist are unfit, 165 miles of built up streets are unsewered, and thousands of privy vaults still exist.

CHICAGO CONSIDERS HER HOUSING NEEDS

Basic to a healthy civic condition is the adequate housing of the people of the city. With all the thought that has been given to the housing problem, Chicago has done little in a practical way towards its solution.

When one thinks of the evils attendant upon bad housing conditions, it is surprising that the business men of Chicago if for no other than economic reasons, have not gone at the problem in the characteristic "I will" spirit and wiped out this social and economic menace to the city's progress.

Looking the situation squarely in the face, the Chicago Association of Commerce and The Chicago Real Estate Board have appointed a joint committee to investigate exact conditions and to report and to put into effect a plan to eradicate existing evils.

It is well to bring home the facts, so well known to all. For three years there has been no building in the entire United States, so that the natural increase in population has not been cared for; added to this, in the shift of population from agricultural to industrial communities due to war conditions, an abnormal increase in population has followed in industrial centers. Investigation shows that it will take about 10 years for building activity to reach normal production.

In Chicago having before us the idea of the Greater Chicago and the Chicago Beautiful, attention has been given only to the show places. The districts in which over 500,000 of our

population exist (it can not be called living) have been practically neglected.

Too much credit can not be given to social and welfare workers for what they have accomplished, but the fact remains that for the most part they have dealt with effects rather than causes.

We propose to deal with fundamentals, to get at the root of bad social conditions, inadequate housing, immorality, disease, crime, discontent, all springing from this one cause.

Passing by the resultant social waste, it is self-evident from the business viewpoint that a large economic waste occurs. Workers who are badly housed are poor workers. They have not the stimulus of pleasant home life. They have not the permanency, they shift from place to place carrying the seeds of discontent. Too frequently they are surrounded by immoral and criminal districts. The whole situation could be described in a word, as a social sore.

Several solutions have been offered. One would provide new houses by building up subdivisions. This is to be encouraged as it not only serves to relieve the pressure, but it also raises the general standard of living. But while this is going on, the old homes in the congested districts continue to hold their residents. To attempt to tear down all the inadequate houses in the city would cost an impossible sum, and would not have the effect of eradicating congestion, as it is the experience in large cities that nationalities stick together and will not spread to new parts.

PLAN OF ACTION.

The concrete plan proposed by the Committee is to acquire the present inadequate houses, beginning in the localities which seem worst and continuing as the funds permit; and in the localities to rebuild the houses to meet modern sanitary requirements and to build on vacant lots.

Along with this to encourage workers to own their homes, making this possible by a plan of financing which they can meet.

The importance of home owning, especially to our foreign born population, can not be over emphasized. A home owner is a good citizen; he is an American citizen; he has a perma-

ment property which he wishes to protect; he is for law and order; his social outlook is cheerful; he is not constantly seeking a new place to live or to work.

One of the appalling deficiencies is the lack of decent and sufficient homes for our Negro population. Confined as they have been to certain localities, and forced to live in run-down houses, they have not been given the fair treatment they deserve. One of the first attempts that will be made, will be to attack this problem. It is firmly believed that the sections where our colored population lives will lend themselves readily to the plan of rehabilitation proposed; that the present houses can be so rebuilt and vacant lots so utilized as to afford attractive, sanitary and sufficient housing.

It is hoped that the operation of the plan will act as a stimulus and model for similar home building by private individuals.

THE SPECIFIC AIM SHALL BE

To construct houses at low cost for those who would not be able to secure them through the ordinary commercial channels.

To provide substantial and attractive homes for our industrial workers by building upon land purchased, or by buying and rehabilitating run down properties and selling the homes upon such terms as will enable the worker to live comfortably at a moderate cost.

To create a means by which industrial concerns can be aided in increasing their forces, by providing housing accommodations which will take care of such increase.

To encourage and foster land and building improvements of such character that will cause a rapid and substantial growth of homes for the industrial worker.

To bring this about a Corporation will be formed known as the "Civic Real Estate Improvement Corporation," capitalized for \$1,500,000. With this capital it can borrow a like amount on general credit, money will also be raised on first mortgages secured by properties owned.

Subscriptions to capital stock will be paid as follows: 20% upon organization and on call of Treasurer; 40% upon call of Board of Directors not less than 30 days later than

first payment; 40% upon call of Board of Directors not less than 60 days later than first call.

A competent manager will be employed to devote his entire time to the corporation, under the direction of the Board of Directors and with proper handling the property should earn a fair return on the investment.

Properties acquired will be sold on a minimum payment as low as 10% with a further payment of 1% per month.

The title to all property acquired will remain in the corporation until such time as the contract has been paid down sufficiently to justify a conveyance and acceptance of a mortgage for balance of purchase money.

Sales will be made on a form of contract endorsed by the Chicago Real Estate Board. The plan has the endorsement of The Chicago Association of Commerce and The Chicago Real Estate Board.

One of the fundamental principles of the corporation is that it shall plan to keep its capital liquid by promptly converting mortgages, contracts, notes and other evidences of indebtedness realized from its operations into cash for further building.

CHAS. R. BIXBY,
Promoting Manager of Civic Real Estate
Improvement Corporation of Chicago,
Ill., and Flint Housing Corporation,
Flint, Mich.

KENOSHA HOMES COMPANY ISSUES PROSPECTUS

For the information of those interested in the Kenosha Homes Company's method of doing business a prospectus has been issued giving in detail the history and work of this organization from which these facts are obtained:

The Kenosha Homes Company was organized in 1916 with an authorized capital of \$25,000. It purchased two tracts of land comprising some 21 acres which was divided into 195 lots. In the years 1916-17 the company erected 111 houses for workmen, all of which have been sold and not a single purchase has been defaulted.

When the United States entered the War, in compliance with the request of the Government, the Company suspended

operations. But in the spring of this year, the demand for houses became so great that the officials of the Company saw that it would have to resume, so the authorized capital stock was increased to \$200,000 and in addition \$150,000 of preferred stock was issued. The Company was reorganized in August, since which time \$178,000 of common stock has been paid in. Since August 1 excavations have been made for 87 houses and work on these houses is progressing rapidly.

HOUSES OR HOMES

Under the title "Houses or Homes," the Cincinnati Better Housing League, Bleecker Marquette, Secretary, has issued its first annual report, a pamphlet of 30 pages which will be of great interest to any local housing group which lacks conviction or experience of the possibilities of a program for housing betterment as carried on by a private organization. The booklet is full of pertinent illustrations and the subject matter falls under three headings, "Housing Conditions in Cincinnati," "The League's Activities Up to Date" and "The Better Housing League's Program," the first being designed to show the need for such an organization in Cincinnati, the second describing briefly the work of the organization in aiding enforcement of the tenement code, the education of tenants, teaching the school children and the promotion of surveys and the recently enacted billboard ordinance. The contents of the third part have been condensed since the publication of the report and issued in leaflet form, the title of the leaflet being "Better Housing for Cincinnati."

PORTLAND CHAMBER OF COMMERCE TAKES ACTION

Acting upon recommendation of the Housing Committee of its Civic Bureau, the Chamber of Commerce of Portland, Maine, has made the first payment on a 45 acre tract of land with a view to promoting a community home building project and an Own Your Own Home campaign.

Early in the summer the Civic Bureau appointed a Housing Committee composed of Ralph O. Brewster, M. C. Hutchinson and Mrs. Lyman H. Nelson which shortly after presented a

convincing report in favor of a community building project. Its conclusions may be summarized as follows:

1. That there is a shortage of housing facilities in Portland.
2. That this shortage will become acute in the future.
3. That present building operations are not sufficient to take care of this shortage.
4. That such houses as are being built—namely, the apartment house of quarters too cramped for wholesome living—do not tend to develop the most desirable type of community life.
5. That the single or semi-detached house and even the row or terrace house should be encouraged instead of the apartment house.
6. That the price of labor and materials is not likely to be lowered for several years and that some plan should be evolved and immediately put into effect to promote building operations as outlined.
7. That the plan should offer every possible inducement for the tenant to become the owner.
8. That the Chamber of Commerce should take the initiative immediately and vigorously promote such building.

This report was accepted unanimously by the Bureau and recommendations for an enlarged and specialized committee adopted. The appointment of this committee representing the whole Chamber was authorized by the Board of Managers and directed to prepare and present plans for carrying out the project.

THE NEGRO CITIZEN AND HOUSING

It is interesting to view through the eyes of the colored man the problems which he faces in the matter of housing, together with what he regards as the mutual obligations of the community to her negro citizen and of the negro citizen to his community. Such a view may be obtained from a book

recently published by a Chicago negro, Charles S. Duke, the title of the book being "The Housing Situation and the Colored People of Chicago." Its main points have been summarized as follows in the Chicago City Club Bulletin:

THINGS THAT CHICAGO OWES HER COLORED CITIZENS.

1. The privilege of borrowing money easily upon real estate occupied by colored citizens living upon the South Side and in the same amounts as can be borrowed upon property located in other parts of the city.
2. Better attention in the matter of repairs and upkeep of premises occupied by colored tenants.
3. The neglecting of neighborhoods occupied principally by colored people brought to an end.
4. The abandonment of all attempts at racial segregation.
5. The commercializing of race prejudice in real estate matters prohibited as far as possible.
6. The recovery from hysteria incident to advent of the first colored neighbors.
7. Fewer indignation meetings and more constructive planning.
8. Better school houses and more modern equipment in schools of districts where colored people live in large numbers.
9. More playground and recreational centers on the South Side.
10. A beautiful branch library located in the center of the colored district.

THINGS THAT COLORED CITIZENS OWE CHICAGO.

1. Better care of premises occupied by them either as tenants or landlords.
2. The formation of improvement clubs for the beautification of neighborhoods in which they may live.
3. The practice of thrift and economy in the spending of the income.

4. A keeping of the expenditures within the income.
5. The buying of beautiful, sanitary homes.
6. The spending of less money for amusements and expensive clothing.
7. The checkmating of the real estate broker who makes it his business to capitalize race prejudice in his dealings.
8. The reduction of the "lodger evil."
9. The taking on of real estate obligations beyond their means brought to an end.
10. A continual making of demands for all of the civic benefits that a beautiful and progressive city like Chicago can confer upon her citizens.

REAL ESTATE MAN TELLS HOW TO BETTER HOUSING

Addressing one of the city's civic organizations, W. E. Bash of the Indianapolis Real Estate Board offered the following suggestions as means of bettering housing conditions in Indianapolis:

"1. We should first teach the subdivider that the selling of a lot on the instalment plan is not the only duty that he has. He should first realize that the lot he sells is in a location that in the end will meet the requirements of the purchaser. Or, in other words, that the lot has all the requirements for a home.

"2. The banker, retail merchant, manufacturer, minister, physician and all others interested in the uplift of mankind should not saddle the entire burden of proclaiming the beauties and benefits of home ownership upon those who deal in real estate.

"3. Some advertising method should be devised whereby homes could be advertised on as extensive a plan as ladies' wearing apparel, automobiles, picture shows, etc.

"4. Public officials devote much time and thought to matters of less importance. Laws are enacted compelling certain restriction in the care of animals that produce food with a view

to preventing disease, yet the human family can live amid disease-breeding conditions. If a like amount were spent to compel proper housing as is expended to relieve and cure those who contract disease, much suffering could be avoided."

ZONING AND CITY PLANNING IN PORTLAND, ORE.

The City Planning Commission of Portland, Ore., has issued a pamphlet intended as a practical outline of the reasons for zoning the city of Portland. It includes a summary of the results of the housing survey and findings of the City Planning Commission.

The War has brought home to Portland, as to many other cities of the country, the urgent necessity of guiding city growth and in the future to follow a well thought out plan. The Zoning of Portland is thought to be the first fundamental step. Copies of the pamphlet may be obtained by addressing Charles F. Fisher, Secretary, 424 City Hall, Portland, Oregon.

HOUSING BUREAU GETS SPECIAL PROSECUTOR

With only 4 inspectors to supervise some 14,000 tenement houses, Cincinnati's Housing Bureau has been laboring under great difficulties. One of the most serious handicaps has been the constant delay on all cases taken into Court. The City Solicitor and his assistants have been so rushed with all kinds of other work that it has been impossible to devote time enough to housing cases to have them pushed with the necessary vigor. The amount of time lost in this way is easily equivalent to the time of two or three inspectors.

Through the persistent efforts of Building Commissioner Rendigs a special prosecutor has been procured for his Department. It means a speeding up on handling of Court cases that will result in much greater efficiency in the Building Department and in the Housing Bureau which is a branch of it. This is another of the many things for which the city is indebted to Mr. Rendigs for his foresight in constantly bettering the work of his Department.

LAPORTE HOUSING CORPORATION

Organization of the Laporte Housing Corporation with a capitalization of \$100,000 has been completed and \$75,000 has

been subscribed. The plan of the company has been outlined as follows by L. M. Vaughn, Secretary of the Chamber of Commerce:

The company will make loans to the prospective home builder who may select his own lot and the style and plan of house he desires. Upon submission of the plan to the Corporation together with payment of 20% of the cost of the house, he will receive the necessary loan and the Company will oversee the construction. The company will have title to the property and the purchaser, a sales contract. The Housing Corporation will negotiate a loan, giving first mortgage at the bank indicated by the builder. The loan will be amortized on the following schedule:

Purchase Price	Initial Payment 20%	Monthly Payment
\$2,000	\$400	\$20.37
\$2,500	\$500	\$25.59
\$3,000	\$600	\$30.55
\$3,500	\$700	\$35.65
\$4,000	\$800	\$40.74

This will require 100 months or 100 payments. After 4 years the banks will be asked to transfer the mortgage so that the Housing Corporation may be relieved, and the title will be transferred to the purchaser.

FLATS GAINING ON HOMES IN MINNEAPOLIS

For the first time in the history of Minneapolis flats are gaining on individual homes. For the first five months of 1919, according to the building inspector, 646 families have been housed in new apartments as against 513 families in new homes. In 1918, 26% of the living accommodations constructed were for families in apartments and flats, while the percentage was 33 in 1917 and 46 in 1916. This year the proportion will be more than one half in favor of apartments.

LOCKPORT ORGANIZES TO BUILD 1,000 HOMES

Based on actual figures submitted by the various industries to the Housing Committee of the Board of Commerce, Lockport, N. Y., needs 1,000 houses at the present moment.

After a careful study of the situation the Committee found that the factories, in face of excellent opportunities for expansion, are seriously handicapped by their inability to get men because of the lack of living quarters. An amazing quantity of household goods is said to be in storage while whole families are boarding until houses can be found. The Committee found also that many men employed in Lockport are living elsewhere for the same reason.

Faced by a somewhat similar situation two years ago, the Board of Commerce promoted the organization of the Lockport Homes Company, a community home building enterprise which built 88 houses.

In order to meet the present situation, the committee recommends that the Capital Stock of the Lockport Homes Company be increased by \$500,000, and that a campaign be made to sell stock of the Lockport Homes Company to this amount. That for the purposes of the campaign, a quota of \$250,000 be assigned to the Lockport manufacturers and a quota of \$250,000 be assigned to Lockport merchants, professional men and others.

Quoting from the report, "the committee further recommends that a certain proportion of the money be used to build men's dormitories and that these be erected at the earliest possible moment. It is suggested that these be located at advantageous points in the city and also divided as to class and price for which the room shall rent. This is with a view to affording immediate relief and enabling the factories to secure and hold as much new business as possible. It will enable the workmen who are single to have a proper place in which to live and it will also afford the married men a proper place to live until they can secure houses or until they find they like their jobs and Lockport, and decide that they wish to live here.

"The committee recognizing that every honest and industrious workman should have an opportunity to purchase a home with a small initial payment and small monthly installments, recommends that a Second Mortgage Department or Company be organized to take Second Mortgages in cases where the workman owns a lot or can purchase a lot and desires to build himself a home. Sixty per cent of the cost

of the home can be had on First Mortgage from the Savings Bank, the balance to be furnished on Second Mortgage by this proposed company and suitable arrangements to be made whereby the workmen can pay the Second Mortgage on easy installments.

"On account of the high cost of building and from the knowledge gained in other places, the committee assumes that a considerable percentage of the houses will be of the duplex type. This in order to hold down the cost and consequently the sale prices and rents.

"The committee further recommends that in view of the fact that the above plan will not take care of all our needs, that every effort be made to encourage the building of houses by private initiative and that publicity be given to the fact that indirect benefits accrue to the builder as well as a direct benefit in the form of the return on the investment.

"The committee also recommends that an "Own-Your-Own Home" campaign be conducted in Lockport in order that the workmen may be protected against the increasing rents. From all appearances it will be from five to ten years before the supply of homes for rent catches up with the demand and in meantime it will be a big advantage to own a home, especially if the home can be acquired on a small initial payment and small monthly installments."

BIG PROJECT FOR ROCHESTER

Plans are now in the hands of the Rochester City Planning Commission for an industrial housing project of large proportions which represents the enterprise of James E. and Andrew C. Gleason of the Gleason Machine Tool Company and A. H. Ingle of the Ingle Machine Company, the Bridgeford Machine Tool Works and the Betts Machine Company. Adjacent tracts of land on the East side of the city were purchased by the two sets of industries and the two plans worked out together in such a way that the developments will link into the residential section of the East Side. The present plans call for the eventual erection of between 400 and 500 houses.

The plan of selling houses to employes excludes any consideration of profit. They will be sold at cost on easy terms. One of the important features of the Gleason plan will be a sales contract which will prevent the immediate re-sale of the properties for speculative purposes.

CITY PLANNING LEGISLATION FOR ILLINOS

In view of the Constitutional Convention soon to be held in Illinois, the City Club of Chicago has undertaken an analysis of the legislation and of the constitutional changes which are needed to confer adequate city planning powers upon cities. After careful study the Committee has prepared a draft of a proposed program of legislation upon which it has asked the criticism of City planning and housing experts throughout the country.

The Introduction to the draft is of exceptional interest as exemplary of the changing attitude of the public to the principles and ideals expressed in the city planning movement:

"We are coming to realize more from day to day," it says, "the need for better living and working conditions for our great and ever increasing working population. This conscious knowledge must call for the highest order of authoritative, intelligent and sympathetic city planning and building.

"A number of European countries recognizing this need much earlier than we, have in many instances already made notable progresss. In our failure to recognize the needs and possibilities of city planning we have lost wonderful opportunities in laying out and building our American cities. No time should be lost in our efforts to establish real city planning in our community on a sound, enduring basis.

"It is needless to say that the first and fundamental requirement is to establish new legal powers required, and to remove legal restrictions that stand in the way of accomplishment.

"With this purpose and requirement in mind, the City

Planning Committee of the City Club has undertaken to prepare an outline of some of the legal powers needed in the State of Illinois. Some of these needed rights or powers will have to be secured through constitutional amendments, some by legislative enactments while others can be had by city ordinance.

"It is the desire of the Committee to enlist the interest and cooperation of all those who recognize and feel the need of a better city in which to live, with due regard for our allotted proportion of work, rest and play.

"The rights and needs of the city child should claim our first consideration. As we believe good, clean, wholesome, happy citizens are of greater importance than mere dollars, the "Legal Power Program" that has been mapped out by the Committee may appear unduly radical to some. The Committee believes that human welfare may reasonably demand *more* than is asked for in the program which follows."

Following is a brief summary of the powers to be sought:

I. By Constitutional Amendment—

1. Right to restrict occupancy of land to be included in the City Plan.
2. Authority to establish new street lines ahead of the time the improvement is to be made.
3. Right to condemn fee in land.
4. Right to condemn reversionary rights in land.
5. Power to condemn excess land.
6. Power to condemn for replotting and sale.
7. Right to spread special assessments (benefits) for building transportation lines.

II. By Legislative Enactment—

1. Power for municipalities to appoint City Plan Commissions.
2. Creation of a State City Plan Bureau or Commission.

3. Right of the City Plan Commission to control new developments both inside and beyond city limits.
4. Authority to establish zones.
5. Broad powers to dispose of city plan problems for the general welfare.
6. Power to condemn land beyond municipal limits for any purpose it has power to acquire property in the city limits.
7. Authority to construct improvements of various kinds beyond municipal limits.
8. Power to cooperate with other governing agencies.
9. Power to own, develop and dispose of real estate.
10. Power to condemn land for the use of other corporations or agencies.
11. Power to condemn land belonging to other governing agencies.
12. Power to condemn and replat in the interest of the general welfare.
13. Power to take and execute options on property.
14. Right for the City Planning Commission to designate streets on which to build street car and rapid transit lines.
15. Broad powers to condemn easements for the general welfare.

A COMMUNITY BUILDING AND LOAN ASSOCIATION

Influential business men of Wilkes-Barre, Pa., conscious of the handicap under which the city and its industries were laboring because of lack of proper housing facilities, have organized the Wyoming Valley Building and Loan Association with an authorized capitalization of \$5,000,000. The stock is divided into 25,000 shares of \$200 each which will be sold to all citizens interested in promoting the movement.

Several plans will be designed to arouse the interest of the prospective home owner. The association will advance all

necessary funds for the purchase of both house and lot. About 11 years time will be allowed for the repayment of the loan.

NEW BEDFORD MAKES PROGRESS

Progress of a practical nature is promised in two movements toward improved housing which have recently taken definite shape. One of these is the organization of the New Bedford Housing Corporation with a capital of \$100,000 which has for its object the overcoming of the acute shortage of houses in the north end of the city by the erection of low-cost, one- and two-family houses. The other is action on the part of the Board of Commerce looking toward the promotion of both city and state housing legislation. The Board has adopted a report to that effect recently submitted by the Housing Committee of its Civic Division and has authorized that Division to proceed with steps to carry out the recommendations of the Housing Committee.

IOWA HAS FIRST STATE HOUSING COMMISSIONER

Iowa is the first State in the country to create the job of State Housing Commissioner, which it did under its housing legislation of last winter. Governor Harding recently announced the appointment of Mr. Edwin H. Sands to this position. Mr. Sands is a native Iowan who has had considerable experience in various kinds of social work both in this country and in the Philippines and in Japan. Upon returning to the United States from Japan after the Russian-Japanese War he entered the ministry and turned special attention to public welfare, morals and community betterment. When the United States entered the World War he enlisted and went overseas as a captain. Upon his discharge, he was urged by Governor Harding to accept his present appointment. In a brief announcement of his policy as Housing Commissioner Mr. Sands said:

"The first things we shall attempt will be a thorough systematizing of the Department, the making of a thorough survey of mining camp conditions and the inauguration of an elaborate publicity campaign. There are 17 cities in which the Law is mandatory together with about 60 mining camps

where the housing and general sanitary conditions are in need of much attention. We are planning, later, to inaugurate forms of welfare work along the lines of education and recreation in these camps. Our publicity campaign is aimed to create a public sentiment first in the cities where the law is operative, that it may be more readily and thoroughly enforced and, second, that in the rest of the state the law may be adopted, by ordinance, and made effective to such a degree that we may be justified in asking a future legislature to extend the scope of the law to cover housing and sanitary conditions throughout the state. Some really fine work has been accomplished, noticeably in Des Moines and Sioux City and we believe that wonderful results are going to be obtained with a minimum of difficulty throughout the State."

LARGE PROJECT PLANNED FOR CINCINNATI

For months past the Cincinnati Better Housing League has been pounding away through various forms of publicity on the importance of good housing to industrial efficiency and has been aiming particularly to encourage industrial concerns to see the need, especially in view of the acute shortage, of providing good houses for their employees.

This effort may have something to do with the announcement made not long ago by one of Cincinnati's big industries, the Lunkenheimer Company, manufacturers of brass goods, that the Company is planning to build a new factory on the outskirts of Cincinnati at a cost of \$2,500,000 and to provide in connection with this factory 1,200 homes for its employees at a cost of \$3,500,000. The Company already owns much of the land needed for the development and is now negotiating for the additional ground necessary for the purpose—the whole to cover between 15 and 20 acres.

Plans are as yet in the formative state. It is stated, however, that the houses will be constructed on the most modern lines; with the employees granted the privilege of buying the homes at cost or renting at a low figure sufficient only to cover the cost of the investment. Playgrounds, recreation halls, a picture theater and other community features will be provided.

The site selected is at Hartwell, within easy reach of Cincinnati's rapid transit loop upon which work has already begun.

SLUM CLEARANCE SCHEME FOR BOSTON

One of the most comprehensive and well presented plans developed in this country for the rehabilitation of a congested center of a city is the Boston City Planning Board's North End Improvement scheme.

This plan was first presented at the Seventh National Conference of the National Housing Association in Boston and has also been commented upon from time to time in Housing Betterment. The plan in full, however, has now been printed in the form of a report from the City Planning Board through its chairman, Ralph Adams Cram, to the Mayor and the presentation is so full and excellent that it should be commended to the attention of all those interested in the rehabilitation of congested areas or in town planning in general. It is full of maps, diagrams and photographs of rare value.

The study was first undertaken ostensibly to provide an adequate thoroughfare between the Charlestown Bridge and the wholesale market and cold storage warehouse districts and the plan as developed represented the most careful investigation and mature deliberation of a group of Boston's most distinguished citizens. The Board has sought, in laying out the thoroughfare, to open up the dark and unhealthful back land areas of 13 acres solidly packed with tenement houses 60 feet or more from any public open space and approached only by narrow alleys. Every one of these dead centers is opened up in such a way that, if the recommendations of the Board are carried out, every place of abode in the district will be provided with a reasonable amount of light and air.

Various subsidiary recommendations are made which include a connection between the Cobb's Hill Terraces and the North End Playground by means of a bridge thus doing away with the present danger to children in crossing Commercial Street in order to reach the playground; and a park to be achieved by demolishing some of the buildings surrounding the Paul Revere House, thereby affording adjacent buildings

an attractive outlook and lessening the fire risk in connection with the house itself.

Discussing the possibilities of the North End as a possible ideal tenement district and referring to the subject of rehousing and decentralization in this connection, the report says in part:

"To determine how near the city may approach an ideal condition for that greater part of the North End now devoted to housing is a question of vital importance. Under present laws and customs the condition most to be desired is the public care and control of all necessary open spaces, with sufficient building and property regulations to insure wholesome conditions. Some protection should also be afforded to private courts and back and side yards, now often fenced off from one another and neglected, or subjected to all sorts of undesirable uses. Such a plan can be carried out and should be, even though the cost be great and the immediate returns be more in human life and character than in taxable values. . . .

"The maximum capacity of the North End for living purposes under existing laws and regulations can be approximately determined. It is well beyond the present number of residents, but is being approached gradually. By adoption of a plan or plans for raising the minimum requirements for accommodations to a higher standard, the city would evidently reduce the maximum capacity, but would also force owners to improve their property and thereby increase its value.

"The city of the future certainly will not permit congestion to go beyond a certain limit. If that limit can be established at once great economic waste can be prevented. Up to a certain point reasonably satisfactory conditions may exist, and to that extent rehousing in the North End should be encouraged. When that limit has been reached, growth should cease, or, to that limit the population should be reduced. . . .

"Much can be accomplished toward overcoming such (congested) conditions by the city requiring:

1. That all private lands have ample public street frontage.

2. That all new dwellings and tenements be designed to afford suitable living accommodations.

3. That all old houses not properly adapted to present uses be suitably remodeled or demolished.

4. That all habitations be maintained in good repair and in sanitary condition.

5. That ample means be provided for the enforcement of laws."

LAWLESS SALEM

Deliberate violation by four persons of the Salem (Mass.) housing ordinance and building code recently was punished by a \$25 fine upon each of those involved—a house owner, a contractor and two carpenters. The violation consisted of an attempt to install a second stairway to the third story of a tenement without having secured a permit. Application for a permit had been made shortly before but had been refused by the building inspector. In defiance of the law, however, construction was begun, the contractor evidently forgetful of the fact that the building inspector lived within a few feet of the house where the alterations were to be made. Hearing hammering as he passed the house one evening the building inspector investigated and found the alteration in progress.

HOUSING COMMISSION FOR LOUISIANA

Through passage of a concurrent resolution in the extra session of the Legislature of Louisiana in 1918, the state of Louisiana now has a Housing Commission which is authorized to "collect and disseminate for general information data on the construction of tenement houses, lodging houses, theaters and other places of amusement, hotels, community recreation centers and parks" and "to investigate and report to the General Assembly upon the needs within the state of wage earners' dwelling houses."

The Commission is also given authority to act in conjunction with the United States Secretary of Labor to obtain

Federal aid for the purpose of erecting wage earners' dwelling houses.

A joint resolution and a bill introduced at the same session both designed to give such a commission power to acquire land and build houses and appropriating funds for the purpose failed of passage.

The Commission is without any appropriation for its work and has thus far been unable to function. It is expected that an appropriation will be requested from the next legislature.

WOONSOCKET WARNED

Speaking under the auspices of the Chamber of Commerce, Leslie H. Allen of Springfield warned the citizens of Woonsocket, R. I., against the indifference and procrastination which permit the growth of slums.

"If Boston, Fall River or Baltimore had taken in hand the housing problems of their respective cities when they were the size Woonsocket now is they would not have the slum conditions that now exist, to eliminate which would cost millions of dollars. If those cities had had a proper city plan drawn up in those days and had intelligently looked forward to the future growth of the city, they would not be bothered by the narrow streets and congested areas.

"Experience has shown that in a city or town, if the individual is left to his own resources the result is highly detrimental to the public health and welfare. The poorer individuals will be content to live in the most miserable shacks with utter disregard of even the most elementary sanitary precautions, and the health and welfare of the community suffers.

"Business is growing, trade is expanding, but it cannot expand further if the city's growth is not continued and the employer is beginning to realize that a supply of houses for his help is as necessary as a power plant.

"You have a thriving, enterprising and attractive city with great possibilities before it, but even in the short time I have spent here I have noticed evidences of abuses creeping in which will, if not checked, result in the development of slum conditions in 10 years time. The first essential in considering the Woonsocket housing problem is the making of

studies of the present growth of the city and plans for its future growth. With this should go the establishment of proper laws and regulations to determine the types of buildings allowed in various sections of the city and health regulations that will prevent the misuse of dwellings."

CINCINNATI'S PRIVY VAULTS

"The yard privy vault and cesspool with a sewer available, are practically things of the past in Cincinnati," says a recent issue of the Cincinnati Sanitary Bulletin, "but in addition to the privy-vault and cesspool there exist today, immune from general condemnation by law, about 4,000 yard toilets of the catch-basin type. These toilets, to all outward appearances, resemble the old style yard privy.

"The department believes that this type of toilet is worse than the privy-vault or cesspool. The sewer connection frequently becomes obstructed causing the basin to become especially dangerous. The house, yard and roof drainage continue to flow into the basin, and, having no outlet, overflows the yard or backs up into the cellar. Each year the attention of the department is called to 300 or 400 of such conditions. The menace to health is apparent to everyone.

"The basin which is operated and flushed as originally intended—and they are the exception—is likewise a nuisance. The plunger is not raised with sufficient frequency to prevent odors, especially in summer. The odor from the basin is excessive when the plunger is raised and the content is stirred. Flies and mosquitoes breed in the watery filth of catch basins as well as in privy vaults and cesspools. The yard location makes the slop bucket a necessity and is not conducive to health and cleanliness.

"It is the policy of the Health Department to order all catch-basins abandoned and replaced with modern flush toilets whenever the basin is found in very bad condition. The same policy is being followed by the Department of Buildings. Many catch-basins are thus being eliminated. No new ones are being built."

FACTORS IN HOUSE SHORTAGE

In the opinion of the special Committee on Housing of the Merchants' Association of New York City construction of houses—resulting in the shortage which is prevalent throughout the United States—is being delayed by two things:

1. Lack of money for building operations caused by
 - (a) Insufficient return on mortgages due to Federal taxes.
 - (b) Insufficient return on operation of buildings and apparent hostility of the public to the collection by the owner of a sufficient return, and
2. Doubt as to the continuance of the prevailing high prices of building construction and reluctance to build now while they do prevail.

This opinion is set forth in a report of the Committee to the Board of Directors. The report also contains a number of recommendations designed to counteract these influences.

It is the belief of the Committee, of which Burt L. Fenner of the architectural firm of McKim, Mead and White, is Chairman, that the lack of money for building operations is by far the most serious hindrance to construction. It therefore recommends the exemption of interest on mortgages to the extent of \$40,000 on real estate from Federal income tax and excess profits taxes with a view to attracting capital to real estate investments. Upon recommendation of the Committee the Board of Directors of the Association passed also the following resolution:

"Resolved, that the Association urge the recognition and acceptance of the fact that increases in rent commensurate with the increase in the cost of construction and operation are justified, and that such increases are necessary if the owner is to receive a fair return on his investment and that unless such a return is assured to the owner an increase of production cannot be expected, nor will funds be available for mortgage loans."

The Committee further urges that the Board go on record

as believing that the present prices for building construction will not be materially decreased in the near future. The Committee bases its belief on the following economic factors which are operating to maintain prices at the present level:

1. A new world-price level, due partly to worldwide expansion of credit on the basis of which business is now conducted and of which increased volume of paper currency is one evidence.
2. Labor shortage and high wages.
3. Determination of labor to maintain high wage scale.
4. Prevailing lower prices in this country than in other countries indicating that prices here are doubtless nearer the new general price level than is the case elsewhere.



Housing Betterment

FEBRUARY, 1920

A Journal of Housing Advance

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The National Housing Association

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No. 1

ENGLAND'S NEWEST HOUSING AND TOWN PLANNING ACT

The long promised and much discussed amendment¹ to the English Housing and Town Planning act of 1909, became law the 31st of last July. This law, like the recent French planning act, seeks to improve local conditions not so much by empowering as by *compelling* local authorities to take action, aiding them with state funds to do so.

The very considerable amount of what we call local home rule which exists in England is quite different from home rule here. In this country for the most part either a full measure of power in any given manner is delegated to the local authorities, or the power is withheld, to be exercised by the State; while in England even where the local authorities have been granted power, a certain measure of direction and control is retained by the central authority. The present act adds somewhat to the powers of the local governments in housing and town planning, and increases very considerably the financial assistance and the direction and control of the State in these matters. Hitherto these local authorities were empowered to frame and carry out schemes for increased housing and the improvement of slum areas, subject to the direction of the State; and could be compelled to this course to any considerable extent only on complaint of local

¹ Housing, Town Planning, etc. Act, 1919 (9 and 10 Geo. 5, Ch. 35)

health officers or of citizens of the locality. Now, it is made the duty of these local authorities to prepare a housing scheme in all cases, and slum improvement plans wherever necessary, submitting them to the local government board for approval; and when so approved it is their further duty to carry them out. In case there has been or is likely to be a loss from such action, the State agrees to pay such loss in so far as it exceeds the estimated annual produce of the rate of a penny in the pound levied in the area chargeable with the expenses of the scheme; or in the housing of county employees, to pay 30% of the annual loan charges.

The provision for compensation to land owners for slum areas compulsorily acquired is to us so novel as to be almost startling. The amount to be so paid "for the land, including any buildings thereon, shall be the value at the time the valuation is made of the land as a site cleared of buildings and available for development in accordance with the requirements of the building by-laws for the time being in force in the district:

Provided that, if in the opinion of the Local Government Board it is necessary that provision should be made by the scheme for the rehousing of persons of the working classes on the land or part thereof when cleared or that the land or a part thereof when cleared should be laid out as an open space, the compensation . . . shall be reduced "by an amount equal to the necessary expenses of fitting the land for such rehousing and of laying out such open spaces.

New powers are also given the local authorities to aid corporations with limited dividends ("public utility corporations") devoting themselves to housing by making grants or loans, subscribing to shares or loan capital, or guaranteeing the interest on money borrowed, on such terms as to rate of interest and repayment or otherwise and on such security as they think fit. Any expenses so incurred are repaid by the State in the same way as that provided in the case of housing and slum clearance schemes and the local authority may borrow money for such expenses. There is also provision for loans to private parties. The law as applied to London is varied in a number of particulars, but is the same in principle.

In town planning, also, whereas it was formerly optional

with the local authority to prepare schemes, now all such authorities with a population of over 20,000 are required to formulate such schemes within three years and submit them to the Local Government Board. Both in housing and in town planning, there are provisions for compelling the local authorities to act, and for state action at their expense if they fail to take such action.

FRANK BACKUS WILLIAMS.

A COMMITTEE ON SLUMS.

The English Ministry of Health has appointed a committee with the following instructions—

“To consider and advise on the principles to be followed in dealing with slum areas, including the circumstances in which schemes of reconstruction, as distinct from clearance, may be adopted, and, as regards cleared areas, the extent to which re-housing on the site should be required, the kind of housing which should be permitted and the use of the site for factory and other purposes than housing,” this body which is a subcommittee of the Advisory Council on Housing will be known as the Slum Areas Committee. Its Chairman is Neville Chamberlain, M. P.

THE FUTURE OF GRETNA.

In an article of the above title in a recent issue of the Garden Cities and Town Planning Magazine, its editor puts forward a solution of the problem confronting the English Government in the disposition of the largest of its new war towns—Gretna—which, since the signing of the Armistice has fallen from a town of 20,000 to little more than a deserted village inhabited only by the diminished staffs of the Government cordite plants.

After describing the deplorable waste which the decay of the town would entail and pointing out that as it stands at present with its enormous housing facilities but limited industrial equipment, decay is inevitable, the following solution is offered:

“It is, we think, impossible to escape from the conclusion that the town must be equipped with the means to provide for its further development. There is a good deal of land in various

stages of development upon which cottage building could be started at once. The public buildings are an immensely valuable asset which would be a direct aid to the growth of the town. As to the factories, the plant may not be suitable for conversion to other industrial purposes and the buildings themselves may not be adaptable; but the roads, drainage, electricity supply and railway sidings, which are already available, make it a sound proposal to develop the factory area with fresh buildings for new forms of industry. The industrial equipment of the area is its main asset and some use should certainly be made of it. If it is undesirable to mix up other industries with the manufacture of explosives, it should be possible to segregate the cordite factories in the smaller of the two factory areas developing the larger area for other industries. . . .

“The suggestion we have to make is that a statutory body be formed to which should be transferred the land and permanent buildings and that part of the factory area not required by the Government for its own purposes. This body should be empowered to proceed with the planning of the town, the leasing of the land and the completion of its development as a Garden City. It should be financed by the Government up to say 75% of the capital expenditure required for new development, the balance being sought from the public at a fixed rate of interest. The body should work under the Ministry of Health and the Local Authority should be represented upon it. The cottages should be provided under the Government scheme, and other houses, shops, factories, etc., should be built by public utility societies, private persons and manufacturers. Provision should be made for the statutory body to transfer to the Local Authority as soon as the development of the town is approximately complete. The object should not be to set up a permanent body sharing in the government of the town with the Local Authority, but rather a temporary body to carry out work too large for the Local Authority to undertake at once. The site is an excellent one and the existing equipment of the town is such as to make its development up to a population of 50,000 or thereabouts a feasible proposition. A large agricultural area could be incorporated in the town and effect could be given to the full Garden City principle.”

COST OF HOUSES IN ENGLAND

Some interesting figures on the cost of houses in England as revealed by the estimates submitted for the various housing schemes proposed under the new Housing Act are given in the Oct. 25 number of "Housing".

At that time bids had been examined on nearly 6,000 houses, and the average cost per house was found to be \$3,520. This cost includes all the expenses of erection, drainage and interior fittings. It does not include the making of roads or sewers or the purchase of land. The average cost of road making and sewerage is from \$200 to \$250. The cost of land per house may be estimated on the average at about \$90.

The houses included are divided into two principal groups—

(a) The non-parlor types, consisting of living room, scullery and bedrooms; and

(b) The parlor types, consisting of a parlor, living room, scullery and bedrooms.

Most of the houses contain three rooms.

The average cost of the non-parlor type of house is \$3,235 and of the parlor type \$3,840. The parlor type includes a considerable number of houses with four bedrooms.

ENGLAND PERMITS WOODEN HOUSES

A radical change of policy in the matter of British Building regulations is announced in the following letter addressed on Sept. 25 by G. Stanley Hollis, American Consul in London, to the Secretary of State;

"I have the honor to report that as a result of a great deal of discussion in an out of Parliament and in the press over the matter of providing the housing accommodation in Great Britain which is now so urgently needed after an almost complete cessation of house building for nearly 5 years it has been decided to make a very radical change in the British Building Regulations.

"These heretofore have prohibited the use of wood for outside walls of houses, with a consequence that builders have been obliged to use for this purpose either brick or stone; but from this time on, the use of wood will be permitted and Great Britain

will soon, for the first time in many years, have wooden houses after the American style built for the lodgement of its subjects. The new regulations forshadowed have not yet been promulgated, but it is presumed that they, in order to avoid fire risk, will provide for some means of heating other than open fireplaces which, from time immemorial, have been practically the sole means of heating employed in this country.

"There are large stocks of timber in this country and arrangements have been made for bringing further supplies from the Scandinavian countries in exchange for cargoes of coal; but stocks of other builders' supplies and more particularly of plumbers' goods are not plentiful, and it may be that out of these new regulations permitting the building of wooden houses there may arise a demand for modern heating and plumbing appliances and fixtures which will open further avenues for the extension of American trade."

GLASGOW EXHIBIT

A Housing and Health Exhibit promoted by the Corporation of the City of Glasgow "to help British builders, traders and manufacturers to realize their opportunities" was held recently. Various competitions were held, designed to arouse the interest of builders in the objects of the Local Government Authorities in the field of housing betterment. In these competitions £6,000 was awarded in premiums.

A NEWSPAPER COMPETITION

Variety in the design of the model dwellings to be erected under the extensive after-the-war housing scheme of the British Government has been encouraged by the London Daily Mail which offered prizes amounting to \$10,000 for "designs best and most suitable in themselves and most nearly in line with the architectural traditions of the several districts."

The country was divided into 4 areas—the northern, midland and Welsh industrial areas and the southern and midland counties rural area, with a prize of \$2,500 in each section. Over 3,500 designs were submitted. In the winning designs the need for economy in all cases was apparent.

In addition to these new model homes a demand has arisen for furniture especially suitable for them, the construction of which would be of the simplest design compatible with rigidity and strength. A successful attempt to meet this need has been made by the Shoreditch Technical Institute, London, at which cottage furniture, designed in the carpentry shops of the institute and executed by the boys at the school, has been on exhibition.

IRISH HOUSING

Housing and industry in Ireland have obtained great impetus by the formation of a company which is to spend the huge sum of \$750,000,000 for better living and greater manufacture in the Emerald Isle. Reconstructing old and establishing new industries will come second to a building scheme whereby tenants eventually will become home owners.

ECONOMIES IN CONSTRUCTION IN ENGLAND

Savings which it is possible to effect in housing schemes, in the opinion of the Housing Department of the English Ministry of Health, by rigid economy in the specifications without, however, impairing the durability or amenities of the house, are illustrated by the following figures, which relate to schemes submitted to the Ministry for approval before the issue of the "Model Specifications." Bids relating to 3,200 houses were received amounting to £2,371,000 or an average of £740 per house. On careful examination of the specifications and priced bills of quantities which were submitted with these bids, it was found possible to suggest omissions and modifications which, in the aggregate, amounted to £212,850, showing a saving on the average of £66 10s per house. The average cost per house was thus reduced to £670. In a similar manner considerable saving has been effected by the careful scrutiny of estimates for layouts. The principal items of the specification which have been modified to effect economy are as follows:

- (1) The proportion of cement or lime to the aggregate in concrete.
- (2) The proportion of cement or lime to sand in mortar.

(3) The omission of boundary walls and substitution of fences.

(4) The substitution of open wire fences for expensive fences between gardens.

(5) Garden paths and external paving simplified.

(6) The omission of manholes where possible, substituting rodding eyes on drains.

(7) The omission of stone and other window sills; the frames being brought near the external face of wall and the side of frames being made a little wider to project.

(8) Floor joists, rafters, purlins and plates reduced in size where excessive and the omission of roof trusses where unnecessary.

(9) Reduction of excessive thickness of doors and joinery generally, and the omission of the mouldings around panels.

(10) Reduction in height of skirtings.

(11) The omission of window linings and architraves, the plastering being carried around into the reveals.

(12) The omission of mouldings under window boards and stair treads.

(13) The omission of timber partitions substituting concrete partitions and the consequent saving of lathing and plastering.

(14) Modification of plastering generally and the omission of cornices.

(15) Reduction in the price of specialties, such as stoves, plumbers' fittings and ironmongery.

(16) Reduction of pitch of roof in some cases, and the omission of unnecessary roof boarding.

(17) Reduction in thickness of leadwork and weight of glass.

(18) The substitution of more economical materials generally.

(19) Modification in making up of roads and paths by the omission of unnecessary or too expensive material.

HOUSING OF THE ENGLISH AGRICULTURAL LABORER

After an intensive investigation of the housing conditions of agricultural laborers in the County of Essex, Dr. John C. Thresh for many years Medical Officer of Health of that County, concludes that "the present system of health administration in rural districts is radically unsound and no great improvement will be effected until the whole method is changed".

Dr. Thresh has published a book bearing the title "Housing of the Agricultural Laborer" in which is given full information as to housing conditions in various parts of the county and as to the needs of the rural laborer, not only as estimated by himself but as expressed by laborers in different parishes.

Ninety percent of the laborers questioned desired a parlor; 75% wished a fixed bath; 78% wanted an outdoor fuel and tool shed and 97% desired 3-bedroom cottages and 80 desired fire-places in every bedroom.

The lack of amenities in country cottages, says Dr. Thresh, can scarcely be realized by the city dweller. The chief of these in his opinion, are insufficient bedroom accommodation, lack of washing and bathing facilities, lack of running water, lack of private closet accommodation, lack of suitable cooking arrangements, lack of larder or food store, insufficient garden area, lack of footpaths or roads leading to the house, distance from school or any social center.

ABOLISHING STREETS IN A GARDEN VILLAGE

An English town planner and author of a recent book entitled "Revolution in Housing and Town Planning" attacks not only the present system of town planning but the Garden City idea on the ground that though "very well in their way, they fail to express the idea that the new homes of the community must not be congested into places which in any way suggest the environment of towns or cities." It follows from this point of view that the efforts of town planners should be directed not so much to the ordered display of buildings as to their concealment. Houses should no longer line the roads in "regimental rows"; on the contrary they should be placed as far from them as possible, in order

to secure the privacy and seclusion of the best type of country house.

To accomplish this end the author submits an original layout in which all but main roads are dispensed with and the intervening land is developed by a limited number of lanes, giving access by means of long footpaths to specially designed groups of three and four houses sprinkled over the site.

The houses no less than the layout are designed to secure privacy and seclusion. They are grouped in blocks consisting of three or four houses radiating from a common center. This system of planning is adopted with the object of isolating, as far as possible, each house from its neighbors and to give it the advantage of being surrounded by its own grounds.

The scheme is more interesting than practicable as analysis reveals that its claims of economy in the matter of road layout and utilities cannot be substantiated.

CHALK COTTAGES

A report has been made to the English Ministry of Health on a group of 3 chalk cottages at Hursley near Winchester, which were designed by Sir George Cooper's agent who also superintended their erection. They were built in 1914.

The report states that the construction of these cottages is a simple return to the methods employed in the Middle Ages. The walls are constructed of "wattle and daub" formed by mixing the broken chalk with short straw rubbish having a large proportion of charlock and other weeds. The chalk is spread in a thin layer on the ground, the straw is scattered over it, the whole is then watered and trodden to a mass of the consistency of putty.

The walls were built 18 inches thick to first floor level and 14 inches above. The material is thrown up with a fork or shovel and spread in position in layers not exceeding 18 inches. No plumb line was used and the rigid lines of modern buildings are therefore absent. The exterior walls are covered with ordinary wire netting pegged down to the chalk and a coat of cement mortar is applied very rough from the trowel and lime-whited.

The walls to 6 inches above the ground are brick built on concrete foundations.

AN INTERNATIONAL TOWN PLANNING EXHIBITION

"La Renaissance des Cités" is getting up a big international permanent town planning exhibition to be shown for several months at the "Musée des Arts Decoratifs" in Paris and later to travel about the country, according to a letter received recently from George B. Ford. The American City Bureau's two travelling town planning exhibitions form the basis of the French exhibition and in addition much good material is being secured from England, France, Belgium, Switzerland and elsewhere. Good recent material from America is said to be needed and this has been requested of the American City Planning Institute.

HOUSING FOR TOWN AND COUNTRY IN FRANCE

The French magazine "*La Vie à la Campagne*" ("Life in the Country"), devotes a recent issue to a series of articles by M. Paul de Rutté, architect of the Garden Cities of the Department of the Seine, on various phases of house construction.

Presumably the articles were intended to guide those interested in the construction of low-cost houses, but as a matter of fact, three-fourths of the designs and plans discussed are applicable only to a type of house far beyond the income of the average workingman. For instance, the charming sketches of the "House on the Garden", "House on the Lake", "The Terraced House Opposite the Bridge" and many of the others, are far too pretentious for wage-earners. All of the sketches, however, are charming and picturesque and merit careful study by the architect.

That does not mean that there are not many interesting and practical suggestions pertaining to low-cost housing developments. The matter of the Garden City and the Garden Suburb seems to be attracting an unusual amount of interest in France, particularly in view of the large expanse of the devastated area which must be completely rebuilt, giving an opportunity for utilizing the Garden City treatment. Comparatively little has been done along these lines up to the present in France, and in consequence they have wisely devoted much study to the English experiments and their ideas seem to be largely shaped by what has been done in England.

In M. Rutté's opinion, in all of its building projects, France must be on its guard against types of construction and designs which are foreign to France. He makes a plea to French architects first to study the charming things produced by their predecessors in earlier centuries and then to give the most careful attention to types of construction characteristic of the particular regions in which housing developments are undertaken. It would be a serious loss to France if the style of architecture characteristic of each section were to be lost in future construction.

Particularly important is it from the French point of view, no matter how desirable it may be to find cheap material or how necessary to construct with the greatest rapidity, that the greatest care be taken to see to it that the houses built are attractive, comfortable, and each with its own individuality. "Let us not scatter through the country row upon row of monotonous little cubes." Considerable space is devoted to the best known methods of avoiding monotony in developments containing a large number of houses. "The charm of a pretty house," thinks M. Rutté, "constitutes one of the joys of living, influences the character of everyone in the family, and holds them all to the fireside." The French have been inclined to spend altogether too little money and too little care in the construction of the home, and in his opinion France makes an unfavorable comparison with England in this respect. He argues that this fact explains in part at least the difference in birth rate in the two countries.

The necessity for economy in the construction of the small house, for avoiding loss of space, together with the advantage of limiting one's self to the square or rectangular plan is pointed out. Flues should be so planned as to make possible the use of the single chimney. Sleeping rooms need the sun and should never have their windows facing the north. M. Rutté approves the idea of combining the dining room and living room into one large room, following English experience. This room should be comfortable, should have a fire-place if possible and should be provided with a plentiful supply of windows. Wherever possible the sleeping and living rooms should open upon a garden in the rear, as the view from one's own garden is often much prettier and there is an advantage in being able to sleep with the window open knowing you will not be disturbed by dust and

noises from the street. He concedes the advantages of making proper provision for the placing of furniture when planning the rooms. Care should be taken not to make the exterior of the house appear too pretentious, because when the income of the occupant does not permit of an interior in keeping, the effect is sure to be disappointing.

THE COUNTRY HOUSE.

French architects appear to have devoted more thought to the matter of farm houses than have either the English or the Americans. A great many of M. Rutté's ideas have been worked out with the farm house in mind. His plans provide not only for the dwelling, but for all of the farm buildings and he even sketches a suggestive plan for dividing the land for cultivation. What strikes us as particularly curious is that in model plans for farms, the French architect almost invariably places the stables, the cattle barns, pig-pens and other accessories, either under the same roof with the dwelling or immediately adjoining it. This they explain on the ground that the farmer when he goes to bed should be near enough to his cattle to know about it in a hurry if any danger confronts them during the night. Another thing rather difficult to understand from the American point of view is that even when sewer connection is available and the type of water-closet suggested is the sanitary flush type, the plan often places the water-closet in a shed outside of the house.

THE GARDEN CITY.

Great tribute is paid to the work done in England along the line of Garden Cities with the work of Raymond Unwin held up as the model. The movement is beginning to gather momentum in France under the influence of M. Benoit-Lévy and M. Henri Sellier. Although retarded by the War M. Rutté believes that the Garden City movement is destined to make great progress especially in view of the new law requiring submission of plans for all new communities. He is particularly interested in the planning and arranging of public buildings in future Garden Villages and presents several excellent plans. The community building, the parks and playgrounds, he points out, will furnish a place where people can get together. The desirability of this is proved by the many interesting evenings spent in cellars and caves during bombardments in the War, when neighbors who had

not known each other got acquainted to their mutual delight. He says provision ought also to be made for the rapid expansion of the co-operative idea, particularly co-operative food stores which, he believes, are sure to develop rapidly.

It is essential to the success of the Garden City movement, in the opinion of this authority, that the whole scheme be directed by a single architect in order that there may be a complete unity running throughout.

THE DOUBLE HOUSE.

Attractive designs of double-houses are produced and some of the advantages of the double-house explained, viz.: economy in the use of the single party wall, the fact that such a building is less exposed and therefore easier to heat, and that greater space can then be provided between the houses. In order to avoid any objection on the part of those who insist upon being entirely separate from any other family, the author suggests separating the front lawns by a hedge and placing the entrances on either side of the houses.

THE GROUP HOUSE.

The only difficulty, the author thinks, with the group house where you have three houses or more in the group, is to provide entrance to the yard for the center units. This can very well be provided by an archway leading to the yard through the center of the building. M. Rutté's studies lead him to believe that group houses planned with due regard for harmony, and shallow enough to provide proper light and ventilation, are much to be desired over monotonous series of small detached houses. He thinks the small size of low-cost houses tends to have a tiresome, monotonous effect. "We feel the aesthetic need," he says, "of interrupting this series by long, calm lines" and he quotes his favorite authority, Unwin, to substantiate this principle. There is a great advantage in being able to plan a community as a whole and he points to the cases everyone knows of where a really beautiful house is spoiled by ill-planned buildings in the neighborhood.

HOUSES FOR THE WAR'S DISABLED.

Perhaps the most novel idea suggested by M. Rutté is that attention should be given to planning developments where the

War's wounded and their families may live together. He believes that those who have suffered together will try to keep together and in many cases they will want to group their interests for co-operative production, and he thinks they should be aided in this effort. He produces attractive sketches of houses designed for such a community.

BLEECKER MARQUETTE,
Sec'y Cincinnati Better Housing League.

FRENCH PUBLICATIONS ON HOUSING

All persons interested in housing and town planning would do well to send for the publications of La Renaissance des Cités, 23 rue Louis-le-Grand, Paris, the following list of which (supply limited) has just been announced: (1) Pamphlet No. 11, by M. A. Duchene, Architect, on the "Reconstruction of Industrial Cities," 2.5 Fr.; (2) Maps of "Beds of Geological Material for Reconstruction" for the ten devastated Departments, scale 1/200,000; 3 Fr.; (3) Typical Plans of Rural Reconstruction, 2 Fr.; (4) Photographs of the plans of the contest for the reconstruction of Chauny (Exposition du Musée des Arts Decoratifs), 2.5 Fr.; (5) A report by M. Berthelemy, Professor at the Law College at Paris, on the Renaissance of the Destroyed Cities by Means of the Cooperation of the Victims, 1 Fr.; (6) An Outline of the Renaissance of Cities, 2 Fr.; (7) Proceedings (in English) of the Interallied Town Planning Conference, June 11-14, 1919, 1.5 Fr. The prices quoted do not cover postage.

PARIS AIDS GARDEN CITY MOVEMENT

The excellent work of the *Association des Cités-Jardins* (Garden City Association) of Paris, of which M. Georges Benoit-Lévy is secretary, has been recognized and aided by the City of Paris which recently made a contribution of 3,000 francs for its support.

HOUSING IN DENMARK

In order to cope with the situation caused by the shortage of dwellings in Denmark, the Government has issued a number of regulations since 1916 seeking to control conditions.

In order to combat rent profiteering, a regulation has been

adopted by which rents cannot be increased, nor can persons be made to give up their dwellings except by a resolution of the Municipal Authorities. A special board, very similar to the rent profiteering boards that were in operation in the United States during the War, is required to pass upon all such cases. This board is composed of 5 persons of which 2 are owners and 2 are renters. Under the regulations, an increase of 10% in rent over the rent that was charged on August 1st, 1914, is allowable, and where dwellings are kept in good repair, a 20% increase is permitted. It is not within the power of the board to deny either of these increases, but increases beyond that amount must be approved by the board. The power to commandeer or seize vacant dwellings is also given to these boards, which are organized in most of the towns and also in several of the country districts.

The regulations also prohibit the demolishing of existing dwellings during the shortage of houses and exempt all new dwelling houses from municipal taxes for a 10-year period.

In order to stimulate building, loans are made by the State to building societies, the State loaning up to 4/10 of the entire value of the property on second mortgage at 4%.

As to government subsidies, in the case of municipal housing for the poor, a subsidy equal to 24% of the entire building loan is granted to building societies, a subsidy representing 15% of the entire value of the development is made upon condition that the municipal authorities grant a similar subsidy of 15% and that the rents to be charged are controlled by the municipal authorities.

To private individuals or corporations erecting dwellings for people of small means, a subsidy of 15% of the total investment is granted by the State upon the condition that a similar subsidy is granted by the municipality and that the owner submits to the control of rents by the municipal authorities.

A. BJERRE,

City Engineer, Copenhagen.

HOUSING CRISIS IN BRUSSELS

In Brussels as in other large cities all over the world, there exists an acute shortage of dwelling houses and apartments. The population of greater Brussels, which, at the end of 1913 was

about 800,000, now is estimated at about 830,000. Needless to say there has been no new construction during the period of German occupation, nor has there been any considerable resumption since the armistice.

Before the war the municipality of Brussels organized a corporation for the construction of dwelling houses which were to become the property of the city at the expiration of a 99-year lease. This corporation had undertaken but little work when the war broke out, and it is estimated that there is now immediate need for the construction of 7,000 houses and apartments in the city.

It is now reported that the Belgian Government is prepared to enact a law creating a national society for constructing dwelling houses at a reasonable price in view of the congestion prevailing in other large towns in Belgium.

HOUSING IN GERMANY

Owing to the scarcity of houses in Germany, measures are being taken by some local authorities to prevent people from other districts from coming to live in the towns where the shortage is acute.

At Königsburg the local authority has taken this course, making an exception only in the case of sick persons who have medical certificates to prove that they cannot obtain adequate treatment in the neighboring towns.

In Stuttgart notices have been published forbidding the entry of any new residents; no house-letting contracts are to be sanctioned by the Town Housing office and severe penalties are threatened in the case of persons, who, having bought houses, intend to move into them.

At Frankfort-on-Main the State Housing Commissioner has authorized the Local Authority to issue an order prohibiting until July 15, 1919, negotiations between landlords and tenants which have not the sanction of the Rent Arbitration Office; negotiations with individuals outside the town are strictly forbidden; this order affects rooms of all sorts including those in hotels and boarding houses. The Local Authority has also instructed the Housing Office to come to an arrangement with the Food Ministry with regard to the stopping of food supplies to any prospective residents from other neighborhoods.

The shortage of houses at Erfurt (population 140,000) has been especially pronounced since the demobilization of the army and in April it was estimated that 1,500 new dwellings would be required. Preparations were being made by the town, by building societies and by private builders for the erection of 1,600 small dwellings. The Local Authority has allocated £80,000 toward the building expenses incurred and a supplementary grant will be made from Imperial and State funds.

At Dusseldorf (466,000) the Local Authority decided to make a loan of £150,000 toward the building of small dwellings.

At Bochum (158,000) up to April two building grants had been made amounting to a total of £95,000 and the public utility society had made plans for erecting 500 dwellings and 50 small holdings with dwellings.

With the shortage of dwellings accentuated through the return to Berlin of thousands of released prisoners of war, and with the difficulties involved in getting and spending its share of the 500,000,000 marks appropriated by the German Government more than a year ago for the relief of the housing situation, several of the municipal divisions of Greater Berlin have taken drastic steps on their own account along the line of public control of the renting of all apartments.

In the fine residential suburb of Charlottenburg, as well as in the Friedrichshafen and Friedenau districts, the local authorities have, according to the Berlin press, obtained permission from the State Commissioner of Housing to force the owners of large houses not entirely occupied to reconstruct them so as to make parts of them available for tenants, and to place them at the disposition of the local housing boards. Houses of from eight to twelve rooms occupied by only from four to six persons come under this ruling.

The Summer residence villages and towns in the neighborhood of Berlin are taking steps to make use of the houses of their transient inhabitants during the rest of the year. The community of Helligensee, embracing the Summer colonies of Konradshöhe, Tegelort, and Jörsfelde, has received the right to take possession of all its unused houses and to rent them to the public, and other places are about to follow this example, reports the Vorwärts of September 3. The town of Grünau has ordered

the occupants of bachelor apartments and cottages to offer them for rent.

On August 29, following the example of Potsdam, Spandau and some other districts, the City Council of Greater Berlin ordered that no leases were to be renewed, nor were any apartments, houses or shops to be rented to any one without first being placed on the list of the housing board, which would then issue the necessary permits to the owners, if the renting conditions appeared satisfactory. In making out new leases, the landlords are allowed to add enough to the rents to compensate them for the additional outlay for coal, labor, etc., now unavoidable.

The Berliner Tageblatt of August 31, in giving a résumé of the housing activities of the various municipalities of the greater city, says, that unless the better situated classes co-operate more liberally with the housing authorities in furnishing apartments for the public, it will be necessary, as the City Council emphasized in an appeal to the people, to take action providing for the seizure by the city of the unoccupied houses and extra rooms in all Berlin.

It also points out that there is still much to be done by the authorities in utilizing available space as temporary homes, and suggests that the Ruhleben camp, where British prisoners were housed during the war, could easily be put into condition to shelter several thousands of the returning prisoners and refugees, and that the palace of the ex-Crown Prince, now used for exhibition purposes, ought to house a number of Government officers, thus releasing to the public the hundreds of rooms in the Hotel Cumberland, and in other places now occupied by the National Economic Bureau and other official bodies.

According to a Berlin cablegram of October 1, the municipality was renting cells in the old city jail for use as flats. Outside cells were bringing the best rates.

HOUSE BUILDING IN KOREA

When a Korean begins to build a house, writes a correspondent to a Bethlehem, Pa., paper, he first lays down a system of flues where the floor is to be. These flues begin at a fireplace, usually built in an outer shed or in a closed alleyway connected with the house. From the fireplace the flues branch out like the ribs of a fan and end in a trench at the back of the floorspace. The trench in turn opens into a chimney, usually built at some

distance from the house. When the flues are completed the builder carefully covers them over with flagstones; he then cements the whole floor and covers it with a sort of thick oiled paper for which Korea is famous. The rest of the house is then built around the completed floor.

The heating system works in this way: When it is time to cook the rice for the morning meal, the housewife lights a little straw or brushwood in the fireplace in the outer shed. While the rice is cooking the heat from the fireplace passes through the flues, heating the stone flags of the floor and diffusing a pleasant warmth that lasts until it is time to cook the next meal. Two heatings a day generally suffice to keep the floor warm. On the floor the people sit by day and sleep by night. The heavy oiled paper that covers the floor prevents any smoke from entering the room.

A BY-PRODUCT OF AN EARTHQUAKE

The recent earthquake in Tuscany has been converted from a catastrophe to an agent of improvement by the American Red Cross. When news of the disaster reached the American Red Cross Italian Headquarters relief parties with supplies were sent to the district. In the party were two American contractors who made a thorough investigation of the housing conditions in the section.

They found that the houses were constructed of a mixture of sand and stone, making a flimsy structure that was not durable. The roofs were practically all of red tile, unattached. A strong wind, much more the vibration from an earthquake, would send the tiles into the streets.

On the hills, where the shock of the earthquake is always more severely felt, the contractors found villas which were, in the majority of cases, unharmed. They were solidly built of stone, which proves that well-built structures would withstand the shocks frequently recurring in those parts.

A consultation of American Red Cross and Italian contractors was held to discuss plans for rebuilding the devastated area. It was agreed that the Americans should draw up plans for houses which would be submitted to the Italian Government.

If the plans meet with its approval the Government will assist in building the houses.

The Americans favor houses of the type popular in California—low but solidly built, with roofs firmly attached, materials being stone or concrete such as the geological structure of the country favors.

The plans for the houses having been submitted to the Government, the work of permanent rebuilding probably will be commenced soon.

Following the earthquake entire towns were housed in tents. Later portable houses were brought into the district by the American Red Cross and steel barracks were transported from France. The majority of the people were housed in these.

The portable houses manufactured by the Red Cross in France in cooperation with the Friends' Unit and the French Government were first built to aid the refugees in the devastated areas in France. Five cities of them were placed in the agricultural section of northern France which has been spoiled by enemy invasion. They were also used in French mining towns to house the laborers who were sent to wrest the mines from ruin. They were also rushed to the Chateau Thierry district in the wake of the troops, where hundreds were living in damp cellars.

Immediately on receiving news of the Italian earthquake quantities of these portable houses were shipped to the scene of the disaster. The houses can be erected in a very short time with only hammer and nails. They need no foundations and instructions for erection accompany every house so that the most inexperienced workman can put it together.

BRINGING AMERICAN EXPERIENCE TO RUSSIA

Realizing the enormous advantages in comfort and conveniences possessed by average American low-cost houses as compared with the houses in which perhaps 99% of the Russians live, A. A. Zakharoff, a Russian architect formerly established in Petrograd, but now in America, is preparing an illustrated book in the Russian language descriptive of modern low-cost houses and workmen's homes in America. This is the only Russian work of its kind in existence. Appearing as it will at

a time when there is a tremendous shortage of houses, requiring great activity in the building trades throughout Siberia and the non-Bolshevik portions of Russia, the book will have a wide circulation throughout those countries. It is being published by the Russian Magazine Company, 9 Hanover St., New York City.

In a recent magazine article Mr. Zakharoff describes housing conditions in Russia as follows:

"Only in the great Russian cities are hot water, elevators, gas for heating purposes, and sanitary devices to be found. In the towns the height of houses is limited to five or six stories, and in Petrograd the greatest altitude is 77 feet. According to tradition, this arbitrary limitation was fixed by one of the czars, who forbade the townsfolk to build their houses higher than his own living quarters—the Winter Palace.

PEASANTS LIVE IN CRUDE HUTS.

"There is a great difference between the elaborate architecture of public buildings and the construction standards of the homes of the masses, where modern improvements and sanitary conditions particularly have been greatly neglected.

"In the villages Russian peasants live in wooden houses that are nothing more than huts. They are called *izba* and consist of one story, containing one or two large rooms with a big Russian stove. A stable is usually adjoining. The stove, besides its use for cooking, serves as a bed for the proprietor and his family. Through centuries the methods of hut construction have remained substantially unchanged. They are built from logs and covered with wooden or straw roofs. This kind of construction makes fires frequent. The damage to them by fire reaches 320,000,000 rubles a year. The ruble at pre-war exchange was equal to fifty cents.

"Before the war the Government sought to correct this hazardous situation. The zemstvos erected several small factories for the production of fire-proof material, and the Minister of Agriculture organized a series of popular lectures on the methods of fire-resisting construction. As soon as orderly conditions are restored in Russia, it is to be expected that steps will be taken to revamp 'wooden Russia.'"

DENMARK'S HOUSING SHORTAGE

In Denmark there is a very serious shortage of housing facilities. To relieve this situation the City of Copenhagen is planning to spend about 2,300,000 crowns in building and equipping living quarters for workingmen. These will be built in the form of wooden barracks which will accommodate about two hundred families. The barracks will be erected in one of the suburbs of Copenhagen, where a group of similar houses are now under construction. They will be two stories high and constructed of wood. The sides will be covered with roofing paper and the roofs will be of tile.

METHODS OF BUILDING IN BRAZIL

One of the most interesting commentaries upon the influence of national or local custom upon house design and house building which has appeared in some time is contained in an article by Barry Parker, F. R. I. B. A., describing his two years' experience in house and town planning in Brazil, which appeared in a recent number of the *Garden Cities and Town Planning Magazine*. The article is also interesting as descriptive of progressive work along housing and town planning lines in a country from which we hear little in this field.

Mr. Parker was called to Sao Paulo, Brazil, from England shortly after the opening of the war to act as consultant to the City of Sao Paulo Improvements and Freehold Land Co., the largest owners of land in that city, in the completion of its two additions, Jardim America (American Gardens) and Pacaembu. He expected to remain six weeks. Instead he remained two years going from one interesting piece of work to another, including a third estate, Lapa, for the Sao Paulo Company designed to accommodate employees in the new plant of the Armour Company near that city, the layout of two parks and of a complete park system for the City of Sao Paulo and of large areas of land belonging to the municipality of Pocos de Caldas, a city in the heart of Brazil in the State of Minas.

"Perhaps it is scarcely realized," says Mr. Parker, "what actual building work in a foreign country really entails. To take

Brazil as an example. The habits and life of the Brazilian family are very different from ours; the planning of a Brazilian house is different. Brazil is very rich in hard woods, and soft woods are scarcely used, therefore all scantlings differ from those one is accustomed to. Roof construction is different; floor construction is different; the sizes of bricks are different; and what we should call by-laws are very different. All drawings, of course, have to be metric scales. The methods of arriving at estimates of the cost of a building are different from the English methods. Specifications follow different lines from those we are accustomed to; and the bases of contracts are different from ours involving different methods of subdividing the work among the various tradesmen. At first the only help I could get in preparing drawings was that afforded me by civil engineers who had never had anything to do with the preparation of architectural drawings. I eventually got together an architectural staff. The cosmopolitan character of the staff, engineering and architectural, was somewhat interesting, as nearly every quarter of the globe was represented at one time or another.

"Our difficulties in getting the actual building work carried through were exceedingly amusing. Much of the building work in Brazil is what one might call 'rule of thumb' work. Foremen and tradesmen on the work are very little accustomed to working to detail drawings; many of them cannot read drawings at all and others only read them very imperfectly. The extent to which I had to have work pulled down and rebuilt was distressing. Frequently I had to resort to cutting a little model of what I wanted in whatever came handiest, a potato, a piece of soap, a pear or else to modeling in clay, that a man unable to understand drawings might grasp what I wanted by seeing it in the round or in plastic form.

"The custom in Brazil is for the workman to own the cottage he lives in. If he cannot afford to buy a piece of land and pay cash for it, he makes some financial arrangement which enables him to buy it and pay for it by instalments, and then starts to build his house piecemeal. Perhaps he builds one room only, frequently only the shell of this room. In the rural zone of a Brazilian city you often see the workman and his family living in this room, unplastered and without windows, until he is in a position to buy windows and have the walls plastered. When one

room is completed he adds another, and so on, until the structure is complete, when he begins to add the ornament of which he is so fond.

"The cottages I designed at Lapa, therefore, had to be such as could be erected in this way, and the problem was to devise a plan which involved the minimum amount of demolition and alteration at each stage."

THE SITUATION IN HOLLAND

Holland, through its Government, is doing some progressive housing work as described by the President of the Nederlandsch Instituut voor Volkschuisvesting (Dutch Housing Institute), Mr. D. Hudig.

"Our Housing Act of 1901 empowers the Government to grant loans to local authorities for the purpose of buying land and building working class houses themselves or by the aid of public utilities societies. The money is not directly advanced by the central government to these societies but by way of the local authorities which have the power to allow or refuse a loan—a system that affords the opportunity for more efficient control over the societies than could be exerted by a central department. The money is advanced on mortgage repayable in 50 years by equal annual instalments, the rate being fixed at the rate indicated by the market quotation of the State debentures on the Amsterdam Exchange. The local authority is responsible for the payment of the interest and instalments on the loan so that there is no financial risk to the State. The Government is willing to grant 100% of the total building cost. Local authorities on granting the loan may impose such conditions on the society as they think fit to secure efficient management, proper repairs, etc.

"The public utilities societies have a semi-public character. They must be authorized by the Government; the interest on their shares is limited to 4%; the capital and profit are only to be applied to the improving of housing and the members can be given no right to buy their houses. Nearly 750 public utilities societies are now authorized. About 250 are organized in the National Housing Council, this corporation being exclusively a federation of public utility housing societies and local building authorities.

"Up to the end of 1914, 461 loans had been granted, 371 of public utility societies and 90 on behalf of local authorities building themselves; 9,900 houses had been built and loans in total had been approved for the building of 16,251 houses.

"Since the beginning of the war private enterprise has been practically out of business. Working class houses have only been built by public utility societies and some local authorities. The housing shortage is growing every day; at least 100,000 houses are now wanted. In Amsterdam and Rotterdam about half of the newly married people cannot get houses. In the next five years 250,000 should be built.

"Immediately after the war the State fixed the interest chargeable on state loans at $3\frac{7}{8}\%$, being the interest indicated by the market quotation of the State debentures on the Amsterdam Exchange the day before it was shut. A subsidy was granted to meet the difficulties caused by the rise in prices of materials. The local authorities were obliged to partake in this subsidy. After many tribulations the scheme now in practice was settled upon, providing an annual subsidy of the amount of the deficit incurred by the societies, 75% being afforded by the State, 25% by the local authority.

"Since the war more loans than ever have been granted, the total number of loans at the end of 1917 being 810, of which 636, amounting to 71,500,000 florins (about £6,000,000) were granted on behalf of public utility societies; 174, amounting to 27,500,000 florins, on behalf of municipal building, including a loan to Amsterdam of 15,000,000 florins. From May, 1918, to the end of July, 1919, loans and subsidies were granted for the building of about 15,600 houses, the monthly number growing rapidly.

"The fixing of rents must now be approved by the State, and there is a tendency to put them up. But as the cost of living is about 92% above the cost before the war and the raising of rents of private houses is under the control of rent committees and as the cost of building is still increasing, and wages, though raised, have not in general reached a level at which economic rents may be paid, the deficit will be very great, in some cases growing to nearly 300 florins (£25) per annum. This will go on for a long time. The capital cost now varies from 5,000 florins (£417) to 8,500 florins (£709) and an economic rent would be about 9 florins (15s) or 12 florins (£1) per week (rates are not

included in rents), whereas the normal pre-war rent for newly built houses was 4 florins (6s. 8d.) in Amsterdam and some other towns."

THE TOWN PLANNING MOVEMENT IN EUROPE TODAY*

France

The old rectangular Roman plans in Paris and other French cities have disappeared. In medieval times there was no planning as such. In the 17th Century such planning as there was was monarchical and the towns were designed solely with the object of bringing out the pomp of the Prince; everything was formal in character, even the facades of the farm-houses or working men's dwellings. The famous little town of Richelieu, which comes down intact from that period, was formal and rectangular in its arrangements; the Place des Vosges, the Place de la Victoire, the Porte St. Denis at Paris, and the formal gardens of Versailles, all show the tendency of the period.

In the 18th Century we find the classic spirit continuing, but the study of science brought with it an increased interest in hygiene and sanitation. There were no sidewalks until the latter half of the century. Promenades were started in all the large cities of France, of which probably the Champs Élysées is the most important, and new formal plans were made for Strasburg, Lyons, Luneville, Nancy, etc.

The Revolution, with the confiscation of the property of the emigrants, and with the nationalization of the Church, occasioned the re-allotment of a great deal of property with consequent replanning.

Napoleon I, despite his love of pomp, planned for the public good and did much for public health. He found the financial means for carrying out a great deal of work of which the Rue de Rivoli and the Arc de l'Étoile are specially well-known. In addition he grouped a number of public services and buildings, built a number of fountains and provided water supply and sewage disposal.

In the first half of the 19th Century, more attention was paid to sanitation and under the inspiration of Victor Hugo

From Report of the Inter-Allied Town Planning Conference held at Paris in 1919.

sprang up a romantic and picturesque school of planning which shows its results in the Trianon Gardens and the Parc Monceau.

Baron Haussmann determined the main lines of the plan of Paris as we know it today. The work is characterized by big-ness of conception and by straight formal lines. Unfortunately his splendid street-fronts hide dark interior courts and slums. The spirit of the Second Empire and the work of Baron Haussmann were all for public order and were a reaction against the loose principles of the democracy which preceded it. His straight streets and open spaces foresaw the "mitrailleuse" and the "tank" as a means of quelling democratic riots.

In present day planning we see the complexity of modern life, we feel the revolutions that have taken place in science and in art; the cry is now: "the greatest good for the greatest number." This is especially obvious in housing, in the building of a number of model tenements for the working men who have to live near the centre of the large town; but wherever possible creating Garden Suburbs and Garden Villages with the constant effort to work out quick, cheap and comfortable transportation so as to take the working men out where they can have each a separate house with a garden.

The best examples of Garden City developments in France are the mining village of Dourges, in the North, and the Garden Suburb of Draveil, just outside of Paris. Now the City of Paris is starting five other Garden Suburbs for working men around Paris; one at Plessis-Robinson; one at Malabry; one at Stains; one at Auresnes and one at Champigny. In all 1,875 hectares of land,—enough for 4,800 houses and gardens. The plans of these 5 suburbs, together with much interesting statistical data about the growth of Paris, have been published in the first report of the "Office d'Habitations a bon marché" of the City of Paris.

It is interesting to note in passing a few facts about the city of Paris: There are about 80,000 buildings in Paris, the highest of which cannot be over 30 metres; there are 25,000 "fosses étanches" or sewage cisterns (privy vaults) in buildings in Paris; there are about 80,000 vehicles in Paris and 1200 kilometers of streets aggregating about one fifth of the total area of the city.

The City of Paris has recently voted to demolish its fortifica-

tions and replace them, by about 200 hectares of buildings of which 70 hectares will be model dwellings for working men with gardens and playgrounds. The military zone outside of the walls will be turned into 450 hectares of parks and playgrounds.

Interesting town plans have been made by French architects and town planners for Dunkirk, Agen, Marseilles, Nancy, the parks and gardens of Rheims, Bucharest, Barcelona, Casablanca, Hardelot and Limoges.

In the devastated regions, during the German occupation, a great deal of interesting survey data was collected and plans were started for the improvement and extension of Lille.

During the war 19 plans were made for the rebuilding of Rheims. These plans were collected by the city of Rheims; and from them the City Engineer, M. Humbert, and the Architect, M. Shilliot, have selected the most practical ideas and made a composite plan which the city officially adopted in May 1919.

Of the 125,000 persons who comprised the population of the city before the war, 30,000 have already returned. There were 14,000 buildings in Rheims, of which to-day only 1500 are even repairable. An effort is being made to keep what was good in the old town, but to improve circulation, sanitation and amenities as far as possible within limits of reasonable economy; nevertheless the accepted plans call for the expenditure of at least 100 million francs.

Plans have also been made for Clermont-en-Argonne, also for Sermaize-les-Bains, Rethel, Longny, Revigny and Parois. In connection with the "Cité Reconstituée" Exhibition in April, 1916, a competition was held for town plans for Templeux, Sailly and Sommedieue. "La Renaissance des Cités" has made plans for Arras, Albert and Tracy-le-Val, and has recently exhibited its competition drawings for Chauny.

Under the Ministry of Liberated Regions, and as a result of the new compulsory town planning law, more than 150 of the towns and villages in the devastated regions have already started plans for their improvement.

Propaganda and Organizations—The dean of French Town Planning is M. Eugène Hénard, well known for his plans for Paris.

The "Musée Social", through its Committee on Social Economy under M. Georges Risler, started the Town Planning movement which resulted in 1913 in the creation of the "Société Française des Urbanistes" which brought together the leading town planners of France, with Eugène Hénard as the first President, and with M. Georges Risler, M. Bonnier, M. Jaussely, as succeeding Presidents, and M. Agache as the present secretary.

The "École Supérieure d'Art Public" was created about two years ago on the initiative of the "Musée Social" at the instance of Belgian refugees in Paris. Most of the best French planners have been lecturing there.

Under the auspices of the French "Académie des Beaux-Arts" a course in town planning has been given for the last two years by M. Jaussely at the "École des Beaux-Arts".

"La Renaissance des Cités" was founded two and a half years ago as a research and educational body, particularly with a view to helping with disinterested counsel and propaganda in the reconstruction of the devastated regions, with particular emphasis, however, on town planning. Its Committees on Art, Technique, Social Economy and Laws, have put the disinterested experience and judgment of the best specialists in France at the disposal of officials and private citizens in their reconstruction problems. The competition which it conducted for a town plan for the completely destroyed town of Chauny is proving a great inspiration toward the compulsory planning of the devastated towns.

The "Association Centrale des Hygienistes et Techniciens Municipaux" is most active in the campaign for better sanitary conditions in town planning particularly in the devastated regions. It took a most active part in the "Cité Reconstituée" Exhibition of Housing and Town Planning, held in 1916.

The "Société des Architectes Diplômés" organized in 1917 a remarkable competition for improved rural and industrial housing as applied to the devastated regions.

Legislation—On March 14th, 1919, the French Parliament adopted a compulsory town planning law. This law says that every city and town of over 10,000 inhabitants, and every town that especially attracts the public on account of its natural beauty, its monuments or its possibilities for cure or distraction, shall have a plan made for its improvement, extension and embellishment, within 3 years after the passing of the law. Furthermore any town or any part of any town, regardless of its size, that has been destroyed by fire, earthquake or any act of war, shall have a plan made for its improvement, and suggestions made for its extension, all within 3 months after the passage of the law. There are nearly 3500 towns and villages in the devastated regions affected by this law.

The law provides that each commune shall appoint a Town Planning Commission and the Mayor and Town Council shall appoint an expert to make its plan. The State will pay the cost of making the plan. In addition there is a general Commission for each Department which together with the Departmental Commission on Hygiene, the Commission on Historical Monuments and the Commission on Public Buildings, has to pass on the plans made for each commune.

There is also a National Commission which standardizes the practice of the local Commissions. Already at least 150 towns and villages in the devastated regions have started making their plans.

A law permitting the expropriation of land by zones was passed on November 12th, 1918. This law, for the first time in France, allows a commune to take, in a large block, more land than actually needed for a proposed improvement, to sell excess land and to impose excess benefit taxes on surrounding property.

In December 1918 a law was passed permitting the pooling and re-parceling of property. This permits the authorities to pool any number of odd-shaped rural properties, to make a new street, block and lot layout, and to return to each of the original property owners a unit parcel of land

equivalent in area and value to the aggregate of that which he put into the pool.

Great Britain

In Great Britain the chief emphasis in town planning is placed on Housing. During the war there has been almost no town planning aside from the housing and Garden Villages designed for munition workers, of which the most interesting were the developments at the Well-Hall Estate, at Woolwich, and at Gretna in Scotland.

During the war also a number of town planners and architects were kept busy collecting survey data for eventual town plans, as a result of which a number of cities and towns are ready to proceed immediately with their creative planning. The London society has developed a remarkable plan for the London area.

The English plans, as far as they are drawn on paper deal only with arterial roads and the open spaces. The infilling between the arterial roads is left for later development. Recently the English have been increasing the width of their arterial roads from 100 feet to 120 feet. The plans consider the number of houses allowable per acre and the proportion of the site that may be occupied by buildings; they also consider Zoning the use of property.

Since the war, with the launching of the great Government plans for the building of 500,000 houses, there have already been 1900 applications to the Local Government Board for the approval of sites for housing schemes involving the erection of 250,000 houses. Already 122 plans for Garden Villages or Garden Suburbs have been approved.

Propaganda and Organizations—The Official Bureau of Town Planning and Housing Information is now the Housing Department of the Ministry of Health. This Bureau is making a thorough research of all interesting information available in other countries as well as England and is disseminating information by means of pamphlets and tracts.

England is now so alive to the need of housing and town planning that His Majesty the King is devoting much atten-

tion to it, and Mr. Lloyd George is going to make a tour of Great Britain to speak on the subject.

The two great propagandizing bodies in England are the National Housing and Town Planning Council, under the leadership of Mr. Aldridge, which has been an important factor in securing the passage of the present Housing and Town Planning laws; and the Garden Cities and Town Planning Association, which is well known for its pushing of the Garden City and Garden Suburb movement.

There are two well-known schools of town planning: a famous one at Liverpool, started by Mr. S. D. Adshead and now under Mr. Patrick Abercrombie; and another at the University College in London, now under Mr. Adshead. Lectures have been given in other Universities.

The Town Planning Review published at Liverpool University, and presenting the transactions of the British Town Planning Institute; the Garden Cities and Town Planning Magazine published by the Association of that name, and the pamphlets which are constantly being published by the National Housing and Town Planning Council, are of the greatest value in spreading housing and town planning information about the country. In addition the British Town Planning Institute has a most interesting travelling Exhibition of Town Planning.

Legislation—The first general housing and town planning law in England was passed in December 1909. This law permitted local authorities, on application to the local Government Board, to make schemes even outside of their limits for the creation of residential groups. Amenity was introduced for the first time in English laws. About 150 schemes are now in preparation by Borough Councils. This law gave the Borough Councils the right to determine the character of buildings, their height and their number per acre, all without compensation to property owners, provided the Local Government Board decided that the scheme was reasonable. As soon as the Local Council starts to plan an area it is

under no obligation to pay any damages for any building erected in that area not in conformity with the plan.

The new Housing and Town Planning Act, adopted by the Chamber of Commons on May 28th, 1919, permits a Local Authority to prepare or adopt a town planning scheme without having to obtain the authorization of the Local Government Board, except where the scheme includes land outside of the limits of the borough. Within 3 years after January 1st, 1913, every borough with over 20,000 inhabitants and any other Local Authority which the Local Government Board may require must prepare and submit to the Board a town planning scheme in accordance with provisions to be determined by the Board with reference to any land within the area of the Local Authority. The Board can oblige the Local Authority to carry accepted plans into effect. If the Local Authority fails to act satisfactorily in any part of this procedure the Board may do the work itself at the expense of the Local Authority. This law was greatly aided in its passage by the French compulsory town planning law.

Holland

The first important modern work in Holland was the movement to clean up the slums started in 1890.

The plan of Amsterdam goes back to the early sixteen hundreds when a great hemicycle of canals and thoroughfares was created. In 1850, however, it was determined that to continue this plan was to choke the growth of the city and somewhat later the main lines of thoroughfares were laid out according to topography by M. Berlaage who also made a new plan for the southern part of the town, developing it as an industrial centre. More recently different quarters of the town have been assigned to different architects and everything within a given quarter has to be built according to the plan of the architect in charge.

A number of workmen's colonies have been built by workmen's societies subsidized by the State. Usually there is only one architect for the whole community.

Garden Villages have been developed at Arnheim, Dortrecht, Folsheim, etc., with playgrounds in the interior of blocks.

The National Architectural Society is now working officially with the Dutch Government for the building of a number of workingmen's colonies.

Propaganda and Organizations—The leading architectural society of Holland has been active with a Housing and Town Planning Campaign.

M. Tellegen, the Mayor of Amsterdam, who for some time has been the head of the Housing Bureau in Holland, has been a great force for turning public attention to the problem.

Switzerland

There has been considerable active work in city planning in Switzerland, especially with the last year and a half. Montreux and Moutier have already been working out plans. In Geneva a big City Planning Exhibition with lectures was held, as a result of which the city created a Bureau of City Planning with an appropriation of francs and is now trying to get the best experts it can to take charge of the work.

Zurich a year ago spent about 80,000 francs on a town planning competition, but so far has found no one capable of carrying it out.

Lausanne has made especially remarkable progress with its town planning laws.

Propaganda and Organizations—In Switzerland, especially in Geneva, there has been an active campaign of late for town planning and housing.

Legislation—There is no Federal Town Planning law in Switzerland. Each canton does as it pleases, everything depending on the initiative of the city architect or engineer. Lausanne has gone much further than any other town, thanks to the initiative of the city architect. The Lausanne laws give liberal provisions for the taking of property for public use. The city is not required to compensate owners for anything they may construct upon land designated for public use. One half of the excess benefit occasioned by public improvements goes to the city administration. The city can reparcel any property within the town even to irregular party-lines

between two contiguous properties. It can control all private buildings around any public building or historical monument. There are 3 classes of zones in Lausanne: In the central zone, buildings may be contiguous and up to 20 meters in height; in the next zone, they must be separate and may be from 7 to 12 meters; in the third zone, they must be separate and may not be over two and half stories high.

Norway

The first Compulsory Town Planning laws in Europe were put into effect in Norway 60 years ago. There were several big fires at that time and the early Commissions that rebuilt the towns were composed of shoe-makers and tailors who loved straight lines and sacrificed much of the personality of the towns.

The Norwegian towns have gone in heavily for the municipal ownership of land; some have bought for 200 years ahead; some own all of the land immediately around the town and can control housing and speculation. They usually tax the land much more than the housing on it.

Propaganda and Organizations—The Norwegian Housing and Town Planning Association, of which Mr. Cierloff is the Secretary, has been giving lectures all over Norway. Mr. Aldridge visited them and helped them with their campaign. They have received an appropriation of 1500 pounds for their work and further sums locally. They do not hesitate to attack the Government in their propaganda, the result being that they are securing interest in town planning all over the country. They urge the delegates of other countries to visit Norway to help them with their campaign.

Legislation—Norway has had some local compulsory town planning laws for more than 60 years, but now realizes the need of a central controlling body. A new national law is about to be passed, providing for compulsory planning in any Community where there are 20 houses or more.

Belgium

Belgium has no real town planning organization as yet, but during the German occupation it worked out town planning and

housing laws which were voluntarily applied in several communities and are serving as a basis for laws which it hopes to effect presently.

The reconstruction of the devastated regions is divided into sectors with a representative of the Government in charge of each, and it is hoped that good planning will result.

Legislation—Belgium has good expropriation and excess condemnation laws, and is now working actively on a compulsory town planning law. It already has good housing and sanitary laws.

Poland

In Warsaw, under Russian rule, a group of Polish architects and engineers made a city plan for Warsaw. The city has since incorporated them into a Municipal Town Planning Bureau. Similar work has been started in some other towns.

Propaganda and Organizations—There is already a special course in town planning in one of the principal schools of Warsaw. Polish town planners are trying to carry on a town planning campaign throughout the country. They particularly want foreigners to come to Poland to help them with their campaign.

Legislation—In Poland an effort is now being made to coordinate existing town planning and housing laws; and a town planning bill based on the English and Saxon law, including excess benefit and excess condemnation clauses, is now being presented for passage.

Russia

On December 11th, 1913, the Kingdom of Prussia passed a more or less complete town planning law, which was applied by the Germans in the rebuilding of a large part of the 34,000 buildings that had been destroyed up to that time in Russia.

INTERALLIED TOWN PLANNING CONFERENCE

The first Interallied Town Planning Conference met in Paris, June 11th and June 12th, under the auspices of the French Town

Planning Society which was organized in 1913. There were delegates from France, Great Britain, United States of America, Belgium, Holland, Switzerland, Norway and Poland.

For the morning sessions the Conference was the guest of the "Musée Social", and for the afternoon sessions of the "École Supérieure d'Art Public". The two luncheon sessions were held at the "Petit Vefour Restaurant", in the Palais-Royal.

On Friday June 13th the Conference was the guest of the City of Rheims, making the trip to Rheims and back very comfortably in three railway carriages specially reserved for it by the French Government.

On Thursday evening the British delegates, of whom there were 43 present at the Conference under the leadership of Mr. Henry R. Aldridge, gave a banquet at the Interallied Press Club to Mr. Lebrun, the Minister of Liberated Regions.

On Saturday morning, June 14th, the members of the Conference were received by "La Renaissance des Cités" and shown the town planning competition drawings for the completely destroyed town of Chauny.

The program of the Conference was divided into four main parts as follows:

- (1.) The progress of town planning in the various countries represented;
- (2.) Propaganda and organizations active in Town Planning;
- (3.) Town Planning Legislation;
- (4.) Standardization of town planning methods.

The first subject occupied the two afternoon sessions which were supplemented by the trip to Rheims. The second subject covered the two luncheon sessions. The third was considered at the Wednesday morning session, and the fourth at the Thursday morning session. On each subject one or more persons from each country represented was asked to make a report for his country not to exceed 10 minutes in length. In addition questions were asked from the floor or various delegates informally discussed the points as raised.

THE PROGRESS OF TOWN PLANNING

At the session on Wednesday afternoon, June 11th, which was presided over by M. Berard, the subject was: "What has

actually been realized in town planning." M. Rosenthal gave clear and detailed history of town planning in France from the 17th century to the present day. He showed in particular how the changing social, economic and political conditions affected the architecture and town planning of the succeeding periods.

Mr. Lanchester told about his recent town planning work in India, laying particular stress on the methods employed and the preliminary data which he found it desirable to collect.

Mr. Slothouwer told about the progress of town planning in Holland. The talk was illustrated by many interesting lantern slides.

Mr. Ford, with the aid of lantern slides, gave an account of the progress of city planning in America, including the industrial villages which have been built for the munition workers during the last year.

At the afternoon session on Thursday June 12th, M. Jaussly presided. M. Raoul de Clermont discussed recent town planning development in Morocco and the application of the recent Prussian town planning law in their rebuilding in Russia.

M. Cochet described the recent town plans that had been made in France particularly for towns in the devastated regions.

M. Fatio told about the recent town planning work in Switzerland, especially at Montreux and Geneva.

Mr. Pepler summarized recent progress in Great Britain, and Mr. Gibbon completed the statement by bringing out a number of the problems which English town planners are now trying to solve.

Captain Bouche showed a number of remarkable aerial photographs and described their application to town planning work.

M. Bonnier, with the aid of a number of remarkable lantern slides and motion picture films, described in a very striking way the history of the growth of Paris.

TOWN PLANNING METHODS

At the session held on Thursday morning June 12th to consider town planning methods, M. Leon Jaussely, President, and Mr. Lanchester, M. Georges Risler, M. Rosenthal, Mr. Aldridge, M. Bonjean, Mr. Pepler, Major Gray and others, took part in the discussion.

It was emphasized that the object of town planning is to help economic development and the improvement of social well being. Esthetic considerations are included in the latter. The British Delegates particularly insisted that the most important consideration, in fact the point of departure, in all city planning, should be the avoiding of slums and the providing of worthy housing for all; that one must have his scale of values right to start with.

Each town must be considered by itself, the first problem being to determine the directives of the town in question—what purpose the town could or should serve. This implies looking ahead for at least 20 or 30 years, and anticipating an increase of size not in an arithmetical but in a geometrical ratio.

A scientific collection and analysis of essential and fundamental data was recognized as the necessary first step in any town planning work. This data should be economic, social, esthetic, legal and administrative in character, and should deal with the history, the race customs, the geography, the topography and the climatic conditions of the region.

The next step is to determine roughly for the present and for the future the character of the use of the property and how much space is needed for each use. Then in consideration of all of the conditions above enumerated, and with a particular view to the healthfulness and amenity of the places where people live and where they work, to restrict each use to the most appropriate districts and to design street, block and lot units so that they shall be appropriate to that use.

It was the sentiment of the Conference that tenements should be avoided by every means possible and that all planning should take the separate home with garden as its point of departure.

The provision of satisfactory circulation into and within the community was designated as the next great consideration. This should include circulation by water, rail, transit, road or air. It was the sentiment of the Conference that great union stations call for too great a concentration of street traffic and that the ideal was running trains through the town or in a loop, with three or more stations, within the town, so that the commuters could get on or off the train at the point nearest their work.

The next consideration, it was agreed, should be the distribution and layout of public open spaces and public buildings. This

involves looking far into the future and creating local centers for public use, buildings, parks, playgrounds, etc. The consideration of the attendant public utilities especially necessitates the study of water supply and sewage disposal. The satisfactory working out of these is of prime importance in choosing sites for town development and in determining the character of town extension.

AERIAL PHOTOGRAPHY

With regard to the use of aerial photography in town planning, Captain Bouché of the French Army Aerial Photographic Service, stated that aerial photographs are most valuable to show the present use of land, the density of population and the relation of open space to built-over space. He added that in the devastated regions they have been of the greatest help in making surveys.

Vertical aerial photographs supplemented by oblique photographs make it possible to study ensemble improvements, to re-parcel property, to verify the lines of plans and to make bird's-eye perspectives of proposed improvements.

Aerial photography also suggests new possibilities in the aesthetic aspect of towns as they will be seen by the aerial traveler.

The conference was largely attended and except for the lack of as much time as was desired for discussion was a distinct success. It has certainly prepared the ground for future international town planning conferences. Mr. Aldridge of England, M. Agache of France, and Mr. Ford for America, were informally designated as a Committee on permanent organization.

"La Renaissance des Cités" has done the Conference the honor of publishing the report of the proceedings in French and English. It held an Interallied Town Planning Exhibition in the "Musée des Arts Decoratifs" from June 25th until July 6th.

The sentiment and the spirit of the Conference are best summed up in the words of Mr. Aldridge and of the Minister, M. Lebrun, in the dinner given on Thursday evening by the British Delegates to M. Lebrun, the Minister of Liberated Regions, and his associates.

CONCLUSIONS REACHED

Mr. Aldridge said: "The world is full of repentance. Wren's remarkable plan for London was never carried out and now Lon-

don loses millions of pounds a year as a result. The reconstruction of the devastated regions has brought with it a great responsibility: We must make civilization safe for all that civilization means; especially we must make the homes of the people worthy of those who have given their lives for civilization. The destroyed towns should be rebuilt only in such a way as to make them decent places to live in and to work in. If a destroyed town was badly planned before, it may in many a case be desirable to leave the old town site and to build afresh on a new, more appropriate site."

Interesting words along the same lines were added by Mr. Smithers, Major Lovelock, Mr. Norval of Scotland, and Mr. Thomas of Wales.

M. Lebrun, the Minister of Liberated Regions, said "The Conference was most useful as the French realize that they have much to learn from the experience of other nations. The question of town planning is now uppermost and has come to stay. The best men in most countries are now trying to improve the places where people spend the most of their lives. They are trying to combat the troubles that come from unrestrained individual effort. The number of citizens interested in these matters and civic consciousness in general is increasing all of the time. People are more and more ready to make sacrifices for the sake of health, comfort, and beauty.

"When we remember what the People of Prey have done we realize that the problem is especially acute to-day. In France alone five million acres of land are damaged, 275,000 acres of land are completely destroyed; they will serve to future generations as a Via Sacra. Already two million acres of the damaged land are coming back under cultivation. Three thousand and four hundred villages are more or less destroyed. Three hundred thousand houses are completely destroyed and as many more partially. The problem of France is not only to improve on the past but to create a new. We should create towns worthy of those who have died for civilization; we should create real homes, healthy and beautiful. For these she is getting much of her inspiration from England. The Allies have fought together against the vain ambition of Germany; they must collaborate in solving the problems of Peace."

CAUSES OF FRANCE'S HOUSING SHORTAGE

In a report to the *Comité de Patronage des Habitations à Bon Marché* at a recent meeting, M. Emile Cacheux gives an account of early efforts to solve housing shortage problems in France. After commenting on the success of some English projects, he outlines a series of reasons for the failure of many French schemes. First among these he places the fact that they were not sufficiently extensive nor sufficiently well-managed to make them financially profitable. He gives a series of tables of State loans for housing up to 1914, which show a total of 64,700,000 francs.

Among other causes for the present shortage he mentions: the fact that housing societies are not permitted to take up second mortgages; the keen competition by private contractors who build cheap dwellings; the desire of the workmen themselves to save rent by overcrowding; and the lack of definite plans for future extension of cities such as Paris. M. Cacheux then develops at some length a proposal for coöperative ownership by 50 persons of the apartment house they are to inhabit, showing how they can make their money earn interest for them, at the same time that it provides them shelter.

M. Cacheux, who is a member of the "Conseil Supérieur" of the Society for Low-cost Dwellings, has been for half a century a student of housing problems and a leader of effort toward their solution.

"YOUR HOUSE IN THREE DAYS"

With this striking title in these times of slow construction the house of Voisin, makers of the famous aeroplanes in France, have issued an attractive leaflet describing simple bungalows that they are prepared to construct in three days. These houses are not portable houses, but permanent ones of bungalow type. The houses consist of three rooms—two good sized bedrooms and one large general living room which is a combination of living room and kitchen with a hangar adjoining it.

Very cleverly the company has adopted the epigrammatic caption "In three days—three rooms—three prices." The three

prices are: (1) Unfurnished and with a hangar 9,800 francs: (2) If desired furnished, a charge of 3,000 francs is added, and finally (3) a third price, if provided with "trousseau," for which an additional charge of 1,500 francs is added. This "trousseau" includes kitchen equipment, bed and table linen, and fixtures for light and running water.

A somewhat more elaborate design is also provided in houses of double and triple the width of the first type. The most elaborate has three bedrooms, a bathroom, a kitchen, and a large living room and dining room with an extra bed in an alcove, and costs, completely furnished, 33,000 francs.

These houses are "erected at the factory, divided into sections, transported on special trucks, and simply bolted together in place in three days. They are of durable material, with double walls providing insulation against temperature variations. The interior partitions are of composition-cork."

Copies of this interesting pamphlet can be obtained from the office of G. Voisin, address: 36, Boulevard Gambetta, Issy-les-Moulineaux, Department de la Seine, France.

HOUSING EXHIBITION IN NORWAY

Dispatches received from Norway report that a Housing Exhibition will be held at Christiania from April 19 to May 3, under the auspices of the Norwegian Housing and Town Planning Association. A special feature of the exhibition will be an exhibit of building materials such as ceiling and wall materials, flooring, tile for interiors and for roofs, heating and sanitary equipment of all kinds, electrical equipment for heating and for domestic power. Ready-made buildings will also be exhibited. American concerns are invited to take part and invitations have been issued to the manufacturers of other countries.

PORTABLE HOUSES FOR SPAIN

According to advices received by the Department of Commerce from the American Consul at Seville, Spain, the municipal officials of that city are greatly interested in the project of building portable houses of the American type to relieve the scarcity of homes which now exists in Seville. The Mayor of

Seville has announced his desire to coöperate with anyone, either individuals or organizations, who has a plan for the building of houses for the working classes at a moderate rental.

One plan suggested has been that the city should use a large tract of land along the Guadalquivir River as a site for such a development. It is stated that there is practically no lumber available in Spain at the present time for building purposes and that the building of wooden houses is therefore out of the question. The cost of brick is practically prohibitive.

The plans reported contemplate the erection of 1,000 portable houses at the expense of the city, these houses to be of from two to four rooms.

HOUSING IN BELGIUM

It is reported in a recent dispatch from Brussels that the Belgian Government has decided to allocate 100,000,000 francs in 1920 for building workingmen's houses. This money will be lent to the local authorities or approved building societies at 2 per cent. for 20 years, at the end of which time a new agreement will be entered into.

The conditions are that no loan may exceed half the cost of the building or a maximum of 6,000 francs and the rent charged must not amount to more than 4 per cent. of the total cost of the building.

It is officially calculated that the cost of building in the devastated areas will be about 10,000 francs a house. A Garden Village of 100 houses in Roulers was begun September 21 and is to be finished in 120 working days.

REVISED EDITION OF "MODEL HOUSING LAW"

When Lawrence Veiller's book "A Model Housing Law" was published 5 years ago it was to a large extent a pioneer effort; for, at that time there were no housing laws in the country but only tenement house laws most of which had been modeled upon the New York Tenement House Law.

Since then through the activities of the National Housing Association housing laws have become firmly established in many states and the country has accepted such legislation and

no one outside of New York City thinks any longer in terms of tenement laws.

The experience of the past five years in adapting the Model Housing Law to the varying conditions existing in different communities has developed many important and new features in housing legislation.

The result of this experience has been embodied by Mr. Veiller in a Revised Edition of this book which has just been published.

The Revised Edition is almost a new book, for many changes have been made in the law.

To those who are not interested in legislation but who seek information as to what should be the housing standards that should prevail in their community this book should prove of value. The law itself serves as a set of standards and the copious notes and explanations with the many practical diagrams throw much light upon the reasons for the adoption of a particular standard.

In addition the author has included in the Revised Edition a new chapter on "Housing Standards" and has included there the verbatim text of the "Housing Standards" adopted by the Federal Government of which Mr. Veiller was the chief author.

He has also included in the book a new chapter on "Zoning" and has accompanied it with a Model Zoning Enabling Act to be adopted in large cities before zoning is attempted.

The book can be obtained from the publishers, the Russell Sage Foundation, 130 East 22d Street, New York City—380 pages, price \$2.50 postpaid.

MUNICIPAL HOUSING FOR PATERSON

It is reported that the city of Paterson will soon become a municipal landlord and will erect 200 new homes just as quickly as work can be started. A committee appointed by Mayor Frank J. Van Noort met recently and decided to spend approximately \$1,500,000 in building homes in order to relieve congested conditions.

It is reported that the houses to be built will be frame two-family houses with five rooms and bath on each floor and two

rooms in the attic. The houses are to be rented at a fair rate, the rental charged to apply on the purchase price. It is estimated that the houses will cost about \$6,000 each.

Just how Mayor Van Noort expects to overcome the constitutional difficulties and limitations involved in municipal housing in America without express authority of the legislature and perhaps of the state constitution is not disclosed.

HOUSING LAW FOR KENTUCKY

A state housing law affecting cities of the first, second, third and fourth classes in Kentucky has recently been introduced in the Kentucky legislature. Kentucky was one of the first states, after New York and New Jersey, to enact good tenement house legislation, having enacted a tenement house law based on the Model Tenement House Law as early as June, 1910, but which in all these years has only had application to the city of Louisville.

Public spirited organizations in the leading cities of Kentucky, and especially in the cities of Louisville and Lexington, have felt for some time the need of a housing law; for, the tenement house is not common to many of their cities and the worst housing conditions are, as a rule, to be found there as in other cities, in the smaller houses.

The Bill is said to have the support of every organization in Louisville, including organized labor, the women's clubs, Rotary clubs, boards of trade and charitable organizations, not only in the city of Louisville itself but also in the second, third and fourth class cities in the state. The Bill is being backed by the State Board of Health and it is believed that its chances of passage at an early date are unusually favorable.

TO ABOLISH U. S. HOUSING CORPORATION.

It is reported from Washington that the bill proposing the abolition of the U. S. Housing Corporation and authorizing the Secretary of the Treasury to dispose of the property acquired by it has been reported favorably by the Senate Committee on Public Buildings and Grounds.

GOVERNMENT HOUSES SOLD

It is reported that the Federal Government has accepted the bid of a local syndicate for all the unsold houses built by the Shipping Board near the Hog Island Shipyard during the war. The bid, which was the highest received, was \$5,541,000 for 1,471 houses, from which it appears that the average sale price was approximately \$3,800 per house. Recently the houses were offered in individual sale to tenants at an average price of \$3,500. Comparatively few of them were purchased and consequently the Government has accepted the syndicate's bid.

A NEW BOOK BY JOHN NOLEN

A new book by John Nolen is always a matter of interest in the town planning world. His latest book, "New Ideals in the Planning of Cities, Towns and Villages," is really a primer of town planning, written as it was for use in the Army Educational Course with the boys "over there." The book has the great advantage of being attractive in form, being small and something that one can slip into a coat pocket and yet being very comprehensive and attractive in appearance. It is pointed out that the book is not a dissertation on "City Beautiful" vagaries that look nice on blue prints, but which never get themselves adopted, but is a thoroughly practical book that coördinates industrial and business needs with the best thought on beautification. It reflects not only a faithful history of the city planning movement, but is as well a text-book for methods of procedure. In it Mr. Nolen discusses such topics as Specific Needs of the Smaller Cities, City Planning Misconceptions, How to Replan a City, Controlling Purposes of a City Plan, How to Get a City Plan into Action, Does City Planning Pay, and a number of similar important phases of the city planning movement.

The book is published by the American City Magazine, Tribune Building, Nassau Street, N. Y. City. Price, cloth, \$1 ; paper, 50c.

CONFERENCE ON CONCRETE HOUSE CONSTRUCTION

An important National Conference on Concrete House Construction was held in Chicago February 17 to 19. The conference was gotten up by the various concrete interests and discussed not only all of the phases and methods of concrete construction as applied to home building, but also many phases of the general housing problem as well. The papers read at the Conference are to be published in a volume of Proceedings which can be obtained, when issued, from the Secretary of the Conference, Mr. A. J. R. Curtis, 111 West Washington Street, Chicago.

NEW JERSEY ZONING LAW TO BE TESTED

A suit has been brought in the New Jersey courts to test the constitutionality of the Zoning Ordinance adopted several years ago by the Zoning Commission of Jersey City. It appears that a firm of builders desired to erect an automobile show room in a district which, under the Zoning Act, had been established as a residential district. The authorities refused to issue a permit for this kind of use on the ground that it was a clear violation of the zoning regulations. The builders have accordingly determined to appeal to the courts. The outcome of this regulation will be awaited with interest. In view of the decision of the U. S. Supreme Court in the leading cases it is hard to see how there can be any outcome other than the sustaining of the Zoning Act.

ARCHITECTS ASK ACTION

The American Institute of Architects has asked the President's Industrial Conference to make a thorough investigation into the housing situation in the United States.

CHOOSING YOUR BUILDING SITE

Under this caption Mr. D. Knickerbacker Boyd, the Philadelphia architect who has done so much for the standardization

of building and building materials, as well as for the cause of fire prevention, contributes to the February issue of the Ladies' Home Journal an article that will do more to make the value of the architectural profession appreciated by the lay public than any other single thing that has been done in many years.

Why no one has written this kind of a popular article before this time is hard to understand, like so many other modern developments that are so simple that we say instinctively "Why didn't some one think of this before?"

In popular style Mr. Boyd takes the home builder over different sites and after showing him the considerations which need to be taken into account with regard to each kind of site, without seeming to do so, lets him realize how necessary an architect is to the proper development of even the smallest house and the kind of services that the intelligent and skilled architect can and should render.

All persons interested in housing should obtain this article.

APARTMENT HOUSES IN RESIDENTIAL DISTRICTS

As we go to press word reaches us of an important decision handed down by the Supreme Court of Minnesota on January 23rd in which that court reverses itself on a decision rendered last November in which the court had held that the law excluding apartment houses from restricted private residence districts in the city of Minneapolis was void on the ground that the taking of private property for a restricted residential use was not "for a public use."

The text of the new decision had not reached us at the time of going to press. If it is what reports of it purport to be, it will have a far-reaching effect upon the progress of Zoning in this country. We shall publish a further article with reference to it in our next issue.

INFANT MORTALITY AND HOUSING

Some significant facts concerning the relation of infant mortality to housing are set forth in a study of infant mortality made

by the Children's Bureau of the Department of Labor in Waterbury, Conn.

"The proper care of infants", says the report," involves a great deal more than the mere prevention of death. They must be kept in good health and surrounded by such family life as will be conducive to their normal development.

"These results cannot be secured in dwellings where housing evils exist. Sufficient room, conveniences which minimize the mother's household labors, well-constructed buildings which insure freedom from dampness and drafts, adequate toilets, provision for the admission of sufficient sunshine—all of these react to the welfare of the infant and the mother, upon whom the infant depends for care. Logically, therefore, housing has a place in the program for the reduction of infant mortality. There is a certain minimum of safety and convenience which the municipality owes to all of its members, particularly to its youngest, who need every possible advantage in early infancy if they are to develop into physically and mentally valuable citizens. It is a generally accepted principle that every city should require owners of houses or tenements so to build or remodel all places of habitation that the tenants can secure sufficient light, warmth, air and privacy; that the law should provide that such sanitary conveniences as are now considered necessities for urban dwellings be installed, viz., running water, indoor toilets, bath-tubs and sewer connections; that all these, once installed, be kept in order; and that a sufficient number of inspectors be provided to enforce these provisions. The city, however, has but laid the foundations for housing reform when it has complied with these accepted requirements of legislation. It is also a recognized duty of the city to provide educational facilities in regard to all matters of hygienic living, as the provisions for adequate housing accommodations can easily be nullified through the ignorance of tenants.

"Waterbury has a tenement house act which is designed to cover the needs of the city, but its provisions apply solely to tenements erected since its passage, whereas old buildings are those most apt to be insanitary and in disrepair.

"The city had only one tenement house inspector and one sanitary inspector to enforce the provisions of the law, which, in

1910 regulated 7,715 dwellings occupied by 73,141 persons. Both dwellings and occupants have greatly increased in number, but Waterbury has made no provisions for a corresponding increase in the staff of inspectors upon whom rests the responsibility for enforcing the housing laws. . . .

"The 3-tenement dwelling was the prevalent type of home in which the infants considered in this report spent the greater part of their first year, or so long as they survived. The 2-tenement dwelling came next in popularity, followed in decreasing order by the 6, 4, 8, 12 and 5-tenement dwellings. The infant mortality rate increased steadily according to the number of tenements in the dwelling from 88 in the 1-tenement (one family) dwelling to 174 for the 4-tenement dwelling and dropped to 157.5 for dwellings of 5-tenements and over.

"The infant mortality rate for infants living in alley or rear houses was 172, while for those living in houses with street frontages, it was 120.6.

"Overcrowding within the dwelling, its sanitary condition and condition of repair have a close relationship to the health of the tenants, of whom the babies are most susceptible to their surroundings.

"A rough measure of overcrowding is shown by the average number of persons to a room, but the fact of room overcrowding depends upon the actual use of the room by the individual family. Newsholme takes as a standard that a house is overcrowded when the number of occupants exceeds double the number of rooms in the house.

"According to this measure the congestion in 4-room apartments was greater than in any other, in some cases in both native and foreign-born groups as many as 11 persons living in 4 rooms. Room congestion was much more common among the foreign-born than among the native, 6.2% of the former and 1.3% of the latter living in dwellings where the occupants exceed twice the number of rooms.

"Owning the home indicates an economic status well above the poverty line, and the infant mortality rate for the babies of both native and foreign-born mothers who owned their own homes was significant. For the latter group the infant mortality rate

decreased as the rental increased for both native and foreign-born. The foreign-born paid much lower rentals than the native born, an excellent indication that the accommodations they secured were much less desirable. . . .

"In brief, the findings are that a high infant mortality rate was coexistent with living in houses on the rear of the lot or facing the alley, with overcrowding within the apartment and with low rentals. But even these facts do not furnish a picture of actual conditions existing in those sections of Waterbury where its worst housing evils were found."

A ZONING TOUR

One of the most unique expeditions ever undertaken by city officials in this country to study the enterprises of other cities for the benefit of their own was the Zoning Tour made by the Aldermen and some 20 other prominent citizens of Chicago under the management of Charles B. Ball, Chief Sanitary Inspector of the Chicago Health Department. The tour, which began on October 23 and lasted till Nov. 2 covered Toronto, Ottawa and Montreal, Canada, New York City, Newark, Philadelphia and Cleveland, one day having been spent in each city with the exception of New York where the party remained three days, covering Newark at the same time. In each city a study was made of the effects of zoning laws, with a view to promoting the adoption of such a law in Chicago. This innovation may prove suggestive to cities where progressive measures are suffering defeat because of a provincial point of view.

ARCHITECTS AID LOW COST HOUSING

The matter of the architectural planning of the low cost house now being widely discussed is reflected in the action of the Duluth members of the profession.

To meet the estimated shortage of 3,000 houses in Duluth the Architects' Association and Builders' Exchange have taken the initiative and will jointly arrange to build the houses.

The two organizations believing that houses can be built more economically than has been done in the past, have completed ar-

rangements for building three houses at the lowest possible cost. Each architect has promised to submit at least 3 complete plans and specifications for houses costing between \$2,500 and \$6,000. Any architect who has more than 3 houses which he believes would be satisfactory may submit plans for them. Eventually there will be 50 or more plans submitted. The Builders' Exchange will then have these plans figured for material, mill work, by general contractors. In other words more than 100 of the leading Duluth firms will submit estimates for this work. The lowest estimate is the one that will be used—the same plan to be operated in connection with the electrical, plumbing and heating work. Lowest bids for the general contract, plumbing, heating and electricity, will be shown on the plan in order that the prospective builder will know exactly what the house will cost before the contract is signed.

The Exchange will not finance any of these houses, but one company has already offered to loan several hundred thousand dollars to start this work and other real estate and investment companies have offered their cooperation.

CITY PLANNING IN A NUTSHELL

One of the clearest, most comprehensive yet concise statements of the essence and value of City Planning which has come to our notice is that set forth in a leaflet prepared by the Citizens' Committee on City Plan of Pittsburgh. It is as follows:

Purpose.—The creation and promotion of comprehensive plans for the development of Pittsburgh.

Effects.—(1) More and better business. (2) Better homes and fewer slums. (3) Order, system and economy in public works. (4) Protection and extension of homes and industries. (5) Stabilization of real estate values. (6) A more convenient and practical city. (7) A safer and more healthful city. (8) A more attractive city.

Why Necessary.—Complete plans for a residence or industrial plant assure the correctness and relative adjustment of individual rooms or parts of the plant. Similarly, comprehensive plans for the City (elastic and not too rigid) will make

more certain the correctness of detailed public works and private development. Such plans will eliminate present haphazard growth. Without comprehensive plans no stable order or system can be established and desirable social and economic improvement cannot be made.

Scope.—The City Plan to be prepared will include physical plans for an adequate street and boulevard system, increased and co-ordinated steam, railway and water transportation with advantageous terminals, necessary playgrounds, parks and public buildings, better water supply and sewage disposal systems, proper utilization of our water fronts, together with studied and definite proposals to secure more economical food distribution, increased industrial development, satisfactory housing conditions, and the conservation and enhancement of property values.

Program.—To plan wisely it is first of all necessary to know what the present city is. All existing plans and information must be examined. Present conditions and the tendencies of the city's growth must be ascertained. Then will follow the study and development of plans. All existing, well planned projects will, it is hoped, be incorporated into the general plans, each item falling into its proper subordinate place. Detailed projects will not as a rule be initiated by this Committee, but good projects initiated by others will probably be supported. There will therefore be no conflict with the work of the municipal or county departments.

NEW TYPE OF PHILADELPHIA HOUSE

An extraordinarily attractive innovation in the Philadelphia type of house has been achieved by Mr. Joseph C. Wagner, a Philadelphia builder in his West Ashmead Place development at Germantown. The house known as an "Air-Light House" is several feet wider than the usual Philadelphia house, having a frontage of 24 feet and a depth of 26 feet which not only makes possible a large living room, but also four bedrooms on the second floor as against the usual two.

The development consists of some 74 houses built in rows facing 40-foot streets. The space between the houses in front is 56

feet and in the rear 42 feet. The rear alley has been eliminated and each house has its own back yard separated from its neighbor by a neat iron picket fence. An entrance for tradespeople and for the removal of ashes, etc., has been provided under the front porch.

The houses sell for \$5,150 with a cash payment of \$900, the balance to be met by a first mortgage of \$3,000 and a second mortgage of \$1250, making the carrying charges including interest on mortgages, water, rent and taxes, amount to \$318 per year or \$26.50 per month.

INSPECTION FORCES IN THE U. S.

Most of the cities in the United States have no special bureau devoted to tenement inspection or housing work, according to the National Housing Association.

On May 26th, 1919, the Cincinnati Better Housing League addressed letters inquiring as to the number of housing inspectors to the following cities: Chicago, New Haven, Bridgeport, Minneapolis, Philadelphia, Detroit, and the State of New Jersey.

No inquiry was made of New York City for the reason that information was at hand indicating that New York City did have approximately 200 tenement inspectors for 103,000 tenement and apartment houses or one inspector to every 500 tenement houses. It could be safely estimated that most of the inspectors' time is devoted to between 25,000 and 50,000 of the total, the latter being of the type that require frequent inspection.

SUMMARY OF INFORMATION OBTAINED

On the whole the information obtained from the inquiry was meagre, indefinite and of very little use for comparative or any other purposes.

The letter asked "If you have a special housing bureau, can you tell me how many inspectors you have, the approximate number of houses they have to inspect, tenements or others? If you do not have a special housing bureau, can you tell me what bureau is charged with the inspection of houses,

how many such inspectors there are, and what matters other than housing are they responsible for?

Every one of the cities written to reported its housing inspection entirely inadequate to take care of its housing conditions.

RESULTS OF INQUIRY

TABLE I

Cities with Special Housing Bureau

Name of City.	Name of Bureau.	No. Housing Inspectors.	No. Tenements or Houses to inspect
*Cincinnati	Housing Bureau of Building Dept.	4	14,000 tenements
*New York	Tenement house Dept.	200	103,000 "
Detroit	Division of Housing Inspection of Health Dept.	24	120,000 "
State of New Jersey	Board of tenement House Supervision	30	52,000 "

*Cincinnati and New York not included in inquiry.

Cincinnati has also Sanitary Bureau in Health Dept. with 10 inspectors who inspect all kinds of unsanitary conditions, including those in tenement houses.

TABLE II

Cities without Special Housing Bureau

Name of City.	Department Doing Housing Inspection.	No. Inspectors.	Other Duties.	No. Houses to Inspect.
*Chicago	Sanitary Bureau of Health Dept.	35	All kinds of unsanitary conditions	?
New Haven	Health Dept.	2	None	
Bridgeport	Health Dept.	1	None	3,200

Minneapolis Sanitary Bureau				
of			"Very little is	
Health Dept.	7		given to housing"	?
Philadelphia	?	?	?	?

*Force reduced from 52 to 35 recently, making impossible continuance of house to house inspection.

BLEECKER MARQUETTE,
Exec. Sec. Cincinnati Better Housing League.

ITS OWN CRITIC

The United States Housing Corporation, in its Report, points out the mistakes it made in the haste of war time construction.

In its desire to save time, porches were neglected, roofs were pitched too low, flashings were not made of metal, walls were stuccoed down to the grade level so that by capillary attraction they become moist and crack off, and the heating apparatus was faulty all around. As to the inferior hardware used, the report says: "It purged the market to that extent and therefore houses built in the future will not suffer. Only the houses at Newport, R. I., made provisions for access to the attic—by means of a ladder." This may not be of benefit to peace-time architects, but for the Government to publish a list of its errors is unusual and as a moral lesson will do not a little to offset material waste.

BOATS USED AS HOTELS

Detroit is suffering from such an acute shortage of houses and hotel room that eight big boats of the D. and C. Steamship Line are being converted into temporary hotels to afford accommodations for 3,500 persons, permanent residents of the city who are unable to find living quarters. The boats will be operated as any hotel with bell boy and telephone service.

Investigation of housing conditions with a view to relief has been undertaken from time to time by a number of agencies, but the city Council has now determined to appoint a

committee for the purpose which will have for one of its objects coordination of the efforts of the various organizations which have been working on the problem.

The congested housing conditions, according to Henry F. Vaughan, Health Commissioner, are causing the rapid spread of an epidemic of scarlet fever. The number of cases in October was 260, about 100 above the number at the same time last year.

CHILDREN CONSTRUCT PAPER HOMES

Milwaukee teachers and students in the public schools are taking a hand in the Own Your Home Campaign. Miss Emily M. Dorn, supervisor of drawing in the schools, has prepared a program of instruction for teachers and children. The latter are showing a lively interest in drawing houses and house plans and parents are helping them and incidentally becoming interested in owning their own homes.

Miss Dorn in her instructions to teachers asked that each pupil be thrown on his own resources so far as possible but that home discussion and suggestion be encouraged. Children will clip illustrations used in advertisements in various magazines and will be taught to judge what is good and what is bad. They will be taught the most desirable arrangement of buildings in residence districts, how lots should be plotted, how gardens, trees and shrubbery should be laid out and how homes can be built in the most attractive way.

The possibilities of changing an old, unattractive building into a pleasant home will be discussed in the class room, and the children will be taught what is desirable and what is undesirable in furniture and other articles in the home and how these may be improved at little expense.

STATE AID ADVOCATED.

A state-aid plan for salaried workers in Minnesota who wish to build homes and pay for them by installment is advocated by Senator Leonard Lord.

He suggests that the State raise a fund by issuing 4% certificates of indebtedness or bonds for public subscription. The

fund would be available at 5% interest to prospective home builders through a local housing commission which would be responsible for investigating, as does a federal land bank when a man wishes to buy a farm, and would make certain of the individual's credit and character and that the home proposed was of standard design and economical.

The buyer would repay the housing association in 20 years at 5%, the association repaying the State treasury. The extra 1% would apply largely as against insurance losses. The plan, Senator Lord says, by eliminating the element of profit, would stimulate home building and ownership by salaried men.



RECENT BOOKS AND REPORTS ON HOUSING AND TOWN-PLANNING

Prepared by F. W. Jenkins,
Librarian, Russell Sage Foundation

Akron, Ohio.

Williams, F. B. Akron and its planning law. 40p. Akron, Chamber of Commerce, 1919.

Contents:

Jurisdiction; Establishment of city plan; Acquisition of land for public use; Relocation of public and semi-public buildings; Building regulation and Zoning; City planning finance; Appendix I. Zone plan; Appendix II. Planning provisions in Akron's charter.

Auburn, Maine.

Auburn (Me.) Chamber of commerce. Housing committee. Auburn housing proposition. unp. Auburn, The Chamber, 1919?

Boston, Massachusetts.

Massachusetts. General court. Act relative to the housing of the people of Boston. 54p. Bost. The State, 1919 (House no. 1308).

Braintree, England.

Crittall manufacturing company. (An) Example of unit-building carried out by the Company at Braintree, Essex. 12p. illus. London, The Company, 1919?

Chicago, Illinois.

Duke, C. S. Housing situation and the colored people of Chicago, with suggested remedies and brief references to housing projects generally. 35p. Chicago, The Author, 1919.

Includes a bibliography.

England.

Allen, Gordon. Cheap cottage and small house; A Manual of economical building. Ed. 6. rev. & enl. illus. 142p. London, Batsford, 1919.

England.

Garden cities and town planning association. Catalogue of selected books on housing, town planning, and the garden city. London, The Assn. 1919.

General housing memoranda. London. Govt. 1919

No. 8. Financial assistance to local authorities.

No. 9. Financial assistance to Public Utility Societies and Housing Trusts.

Great Britain. Health, Ministry of. Housing; a clear statement of the powers and duties of local authorities under the new Housing act. 28p. London, Govt. 1919.

Housing; schemes submitted to the Ministry of health by local authorities and public utility societies. 79p. London, Govt. 1919 (Cmd. 285).

Housing; schemes submitted to the Ministry of health, by local authorities and public utility societies. 110p. London, Govt. 1919 (Cmd. 337).

"The present return is in continuation of that issued on the 12th July (Cmd. 285) and includes schemes of local sanitary authorities, county councils and public utility societies. All the schemes are for the provision of new houses."

Housing acts, 1890-1919.
Assisted scheme; Local Authority. Form for statement of estimated annual income and expenditure. (Form D. 106.) London, Govt. 1919.

Housing acts, 1890-1919.
Assisted schemes; Public Utility Society. Form for statement of estimated annual income and expenditure. (Form D. 107.) London, Govt. 1919.

Manual on the conversion of houses into flats for the working classes. 16p. London, Govt. 1919.
Contains typical plans.

Housing department. Standard specifications for cottages to be adapted to local conditions by alterations made by the architect. 23p. London, Govt. 1919.

Describes materials and modes of construction.

————— Local government board. Housing; schemes submitted to the Local government board by local authorities and public utility societies. 52p. London, Govt. 1919 (Cmd. 217).

————— Housing of the working classes; circular. 6p. London, Govt. 1919.

————— Parliament. Acquisition of land act, 1919; an act to amend the law as to the assessment of compensation in respect of land acquired compulsorily for public purposes and the costs in proceedings thereon. 9p. London, Govt. 1919.

————— Parliament. Building Byelaws. Minutes of evidence before The Departmental Committee on Building Byelaws. 335p. London, Govt. 1918. (Cd. 9214).

————— Housing and town planning, etc., act, 1919 (9 & 10 Geo. 5, Ch. 35). 43p. London, Govt. 1919.

————— Housing, town planning, etc., act, 1919; leaflet for official use. London, Govt. 1919.

Brief statement of increased responsibilities of local authorities in the matter of housing.

————— Housing of the Working Classes. Statutory rules and orders. London, Govt. 1919.

No. 1175. Acquisition of lands. England.

No. 1423. Appeals. England.

No. 1424. Forms. England.

No. 1427. Assisted schemes. England.

- No. 1428. Financial assistance; Public Utility Societies. England.
- No. 1429. Financial assistance; The Housing Trusts. England.
- No. 1430. Assisted schemes; Housing of employees. England.
- No. 1503. Acquisition of lands; Compulsory purchase. Scotland. S. 39.
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Report of the Departmental Committee on building byelaws, with recommendations. 52p. London, Govt. 1918 (Cd. 9213).

A committee to consider the control at present exercised in England and Wales over the erection of buildings and the construction of streets by means of byelaws and local regulations.

Manchester (England). City council. Air pollution advisory board. Report on central hot water systems for working class houses. 14p. Manchester, Blacklock & Co., Ltd. 1919.

Preliminary announcement; scheme for Second Garden City in Hertfordshire for London industries. Secretary, Second Garden City, 33, Chancery Lane, London, W. C. 2.

Robertson, John. Housing and the public health. 159p. London, Cassell, 1919 (English public health series). Includes a bibliography.

Rural housing and sanitation association. Reports and publications.

Miss A. Churton, Secy., 6 York Building, Adelphi, London, W. C. 2, England.

Thresh, J. C. Housing of the agricultural labourer, with special reference to the County of Essex. 81p. London, Rural housing and sanitation association, 1919.

Unwin, Raymond. Town planning in practice; an introduction to the art of designing cities and suburbs. New ed. 403p. N. Y. Scribner, 1919.

Germany.

Great Britain. Health, Ministry of. Housing problem in Germany; report prepared in the Intelligence Department of the Local government board. 89p. London, Govt. 1919.

Contents:

Introduction; Housing conditions; Provision of dwellings for the working classes; Capital for housing; Land in relation to housing; Rent and housing; Housing legislation; Appendices.

Italy.

Red Cross society. American Red Cross in Italy. Commission for tuberculosis. Housing in Italy, by Mildred Chadsey. (in its Report: General and Supplementary, 1919)

Contents:

1. Preliminary statements.
2. Housing as a part of a program of an Italian anti-tuberculosis league.
3. Value of international cooperation in housing work.
4. Report of housing conditions in Italy. Material collected by Marjorie Daw Johnson: A. A summary of the laws regulating the erection and maintenance of buildings. B. A brief history of movement for better housing. C. A summary of existing conditions that were seen by investigator.

Kenosha, Wisconsin.

Prospectus, Kenosha homes company, October 17, 1919.
2p. Typewritten.

Portland, Oregon.

Portland (Ore.). City planning commission. Proposed building zones for the City of Portland, Oregon, as tentatively recommended by the Neighborhood property owners meetings and the City planning commission, October 25, 1919. 32p. Portland, The Commission, 1919. (Bulletin no. 4.)

St. Louis, Missouri.

St. Louis (Mo.) City plan commission. (The) Zone plan. 82p. illus. maps. St. Louis, The Commission, 1919.

St. Paul, Minnesota.

St. Paul (Minn.). City planning board. Meaning of city planning, with a bibliography. 10p. St. Paul, The Board, 1919.

Scotland.

Great Britain. Parliament. Housing, town planning, etc. (Scotland), act, 1919. (9 & 10 Geo. 5, Ch. 60.) 35p. London, Govt. 1919.

Housing, town planning, etc. (Scotland) bill as amended by Standing Committee on Scottish bills. 36p. London, Govt. 1919. (Bill 119.)

Scotland. Local government board. Housing, and town planning, etc. (Scotland) bill; financial assistance to public utility societies and housing trusts. 12p. Edinburgh, The Govt. 1919 (Cmd. 239).

1. Draft regulations for public utility societies.

2. Draft regulations for housing trusts.
 3. Draft model rules for public utility societies.
-

————— Housing of the working classes in Scotland; selected plans and designs of some of the successful competitions in the architectural competition authorised by the Board. Edinburgh, Govt. 1919?

Seattle, Washington.

Southern pine association. Seattle plan of home building; review of the work of the More homes bureau of the Seattle Chamber of commerce and Commercial club, Seattle, Washington, by Carl Bush, assistant Secy. unp. New Orleans, The Assn. 1919.

South Australia.

South Australian town planning and housing association. Introductory number to the first edition of "The Light Journal" (soon to be published). Adelaide, The Assn.

————— Municipal town planning schemes; discussion by C. C. Reade, Wellington, May 1919. Adelaide, The Assn. 1919.

Stillwater, Minnesota.

Stillwater (Minn.). Park board. Plan of Stillwater, prepared under the direction of the Board. 43p. illus. Minneapolis, The Board, 1918.

United States.

Evans, F. N. Town improvement; a review of the principles by which physical improvement in the town or city may be accomplished, with observations as to the effect of such improvement upon the life of the community. 260p. illus. N. Y. Appleton, 1919.

Gordon-Van Tine company. Housing labor; a book written by business men for business men and dealing with housing as a means for getting and holding labor to meet today's need for increased production. 39p. illus. Davenport, Iowa, The Company, 1918.

McCormick, E. B. Housing the worker on the farm. 11p. illus. Wash. Govt. 1919.

Separate from Yearbook of the Department of agriculture, 1918, no. 789.

Contents:

The City a source of farm labor; Provide city comforts and conveniences now lacking on farms; Plans of houses for farm workers.

Southern pine association. Homes for workmen; a presentation of leading examples of industrial community development. 250p. illus. New Orleans, The Assn. 1919.

"The purpose of this publication is to present general and specific facts concerning industrial housing which may be of value in directing those interested in arriving at correct conclusions as to how best to solve this problem in their own communities." Introduction.

United States. Congress. House. Bill to create a bureau of housing and living conditions in the Department of labor. 3p. Wash. Govt. 1919. (66th Congress, 1st session, H. R. 7014.)

United States. Labor department. Bureau of industrial housing and transportation. Report of the United States housing corporation; v. II: Houses, site-planning, utilities. 524—XIXp. illus. Wash. Govt. 1919.

Wood, E. E. Housing of the unskilled wage earner, America's next problem. 321p. N. Y. Macmillan, 1919.

"An account of the housing problem from various points of view. Discusses the progress which has been made in New York and other cities, as well as in the country at large."

Youngstown, Ohio.

Unit construction company. Industrial housing, by W. W. Boyd, jr. unpag. illus. (St. Louis, The Company, 1919.)

Description of the housing development maintained by the Youngstown sheet and tube company, for its unskilled labor.

MAGAZINE MATERIAL

Adams, Thomas.

Regional survey as the basis for the regional plan, and the regional plan as the basis for the town plan. (in Landscape architecture, v. 9, p. 174-179, July 1919.)

Condensed from paper read at City Planning conference, Niagara Falls, N. Y., May 27, 1919.

(The) Cost of housing. (in New Statesman. v. 14, p. 181-182, November 15, 1919.)

Geddes, Patrick.

Beginnings of a survey of Edinburgh. (Sociological review. Monograph supplement, no. 1.)

Reprinted from the Scottish geographical magazine. v. 35, Edinburgh number, 1919.

Housing notes and news. (in Municipal journal (London). v. 28, p. 931-936, September 19, 1919.)

This section appears in every issue of the Municipal journal but attention is called to it only when it presents facts of more than usual interest.

Housing notes and news. (in Municipal journal (London).
v. 28, p. 1031-1035, October 17, 1919.)

An article on the Housing exhibition in Glasgow is one of the many items of interest in this particular issue of the Journal.

Housing notes and news. (in Municipal journal (London).
v. 28, p. 1083-1087, October 31, 1919.)

"Bentley urban council, Doncaster, claims to have built and let the first dwelling under the Housing Act."

Kimball, Theodora.

Home building and government aid in America. (in Landscape architecture, v. 9, p. 204-207, July 1919.)

Melani, Alfredo.

Workingmen's houses in Italy: Part 2. (in Architectural record. v. 46, p. 243-250, September 1919.)

(The) Municipality as landlords: The Passing of the speculative builder and house owner—new problems created by emergency housing. (in Municipal journal (London).
v. 28, p. 835-836, August 22, 1919.)

New York (City). Woman's municipal League. (The) Housing problem. (Bulletin Women and the city's work. v. 5, no. 8, November 22, 1919.)

Parker, Barry.

Two years in Brazil. (in Garden cities and town planning magazine. v. 9, p. 143-151, August 1919.)

(The) Second garden city. (in Garden cities and town planning magazine. v. 9, p. 170-171, September 1919.)

This article serves as an introduction to the October issue of the magazine which is devoted entirely to the "Second Garden City."

United States. Bureau of labor statistics. Housing. (in its Monthly labor review. v. 9, p. 238-266, July 1919.)

Contents:

Housing and community problems at National conference of social work; Bad housing and ill health by James Ford; Housing development as a post-war problem in Canada, by Thomas Adams; Pennsylvania Housing and Town planning association conference; Housing conditions of workers in war industries in Cleveland, Ohio; Garden cities for the suburbs of Paris: Housing conditions in the cities of Norway.

Housing; Municipal and cooperative housing law in Wisconsin. (in its Monthly labor review. v. 9, p. 959-61, September 1919.)

State aid for Workmen's dwellings in Italy: Dwellings for public employees in Peru. (in Monthly labor review. v. 9, p. 1270-71, October 1919.)

Williams, Whiting.

City planning in flesh and blood. (in National municipal review. v. 8, p. 466-71, September 1919.)

"Among our large cities Cleveland easily ranks first in the forethought with which it has attacked its humanitarian problems and taken care of its people. This article sketches its history along these lines."

NEWS NOTES

Adrian, Mich.—Articles of incorporation of the Adrian Housing Company have been signed by stockholders. The capital stock of the concern is \$100,000.

Akron, O.—This city has passed the half-way mark in the program to provide 5,000 new houses to meet the housing situation which is regarded as more acute in this city than in most other industrial centers of the country. Up to Oct. 1, permits had been issued this year for 2,508 homes. This is more than 800% gain over last year. A \$5,000,000 housing

corporation was started early in the year backed mainly by the leaders in the larger rubber companies. Reports by the companies show that there are about 6,000 employes in the rubber and other local industries whose families live in other cities. The Akron Home Owners' Investment Association financed by these industrial leaders lends money for home construction on first and second mortgages with interest at 6% and 7% respectively to be paid back in monthly instalments of 1%. Applicants must have money or equity equal to at least 10% of the value of the investment.

Early in the summer, the Coventry Land Company, subsidiary of the Firestone Tire and Rubber Company undertook the erection of 500 houses to cost between \$5,000 and \$6,000. These are being added to Firestone Park.

Auburn, Me.—The Boston Housing Company has been awarded a contract for a housing development for the Auburn Housing Company. Capital for the project has been raised among citizens of Auburn through the activities of the Chamber of Commerce. The building program calls for 30 or more single brick houses of 5 and 6 rooms with all modern conveniences. 8 or 10 houses will be completed by Jan. 1.

Battle Creek, Mich.—Battle Creek is enthusiastically supporting an Own Your Home campaign. In order to encourage building the Chamber of Commerce furnishes house plans and building specifications free of charge.

Berea, O.—Berea business men have decided that no one should be turned away from their village for want of a place to live and have capitalized a co-operative building association with 75 stockholders and \$50,000 stock, 45% paid in. Work has been started on 50 houses to cost \$4,000 each, which will be sold on small payments.

Birmingham, Ala.—The Chamber of Commerce is making a survey of housing conditions with a view to determining whether it will be advisable to promote the organization of a citizens housing company to relieve reported congestion.

Bristol, Conn.—The rent situation in this city which has been acute during the last summer will be somewhat relieved by the completion in the near future of 200 two-family houses by the Bristol Realty Company.

Brockton, Mass.—Setting aside a fund of \$100,000, Plymouth County Trust Company has initiated a movement to bring about the solution of the housing problem in Brockton. It is expected the other banking concerns in the city will offer similar assistance and that by next Spring a big building boom will be in progress. Recent investigation by the Rotary Club and other organizations prove that only a small proportion of the working men of the city own their own homes and that residential districts are congested.

Buffalo, N. Y.—Work on one of the biggest real estate developments in this city in recent years will be started by the Kenmore Bond Corporation which will build 100 houses in one addition. The houses will be of the better type and will cost about \$4,500 each.

Camden, N. J.—The Chamber of Commerce has taken up the housing problem of the city with a view to securing a lowering of the rents at Yorkship Village, the Government's war town, and to developing a scheme for the permanent relief of housing conditions in the city.

Canton, O.—The Timken Roller Bearing Company has announced the purchase of a 40-acre tract of land near its plant which has been plotted into 300 lots on which the company will erect dwellings to be sold at cost to employees of the Timken plant. Experts on city planning have been employed to lay out the development to the best advantage.

Chester, S. C.—A group of citizens of Chester have organized a corporation to build houses to meet the present shortage. It is the plan to build these houses to sell on an installment basis. They will range in price from \$2,500 to \$4,500.

Cincinnati, Ohio.—Cincinnati is said to be doing more to

solve the problem of the careless tenant than any other city in the United States. This is being done by the Better Housing League, which put into effect the first systematic plan for teaching housing in the public schools. It has placed also three visiting housekeepers in various parts of the city, each of whom has a district small enough so that she can get into all the houses in her territory frequently. She gets in touch with the owner also, explains the work, seeks his cooperation and asks in return for her services that he make the reasonable repairs she asks.

Cohoes, N. Y.—The Housing Committee of the Board of Trade has announced the formation of a corporation to be known as the Cohoes Home Building Corporation with a capital of \$100,000, the objects of which will be: (1) To provide attractive and substantial homes for people upon terms that will enable them to live comfortably and at moderate cost; (2) To create a means by which responsible manufacturing concerns can be assisted and by which responsible outside manufacturers can be induced to locate their factories in Cohoes; (3) To encourage and foster land and building improvements of the character that will cause rapid and substantial growth of the city.

Connersville, Ind.—Business men of Connersville have organized a citizens' housing corporation to build houses for the employees of its expanding industries.

Dubuque, Iowa.—Housing conditions have reached a crisis in Dubuque, according to real estate and other business men. It is stated that should 20 new families come into the city there would not be homes available for half of them. Although a number of real estate men have undertaken more or less extensive housing projects it is believed that some concerted action will have to be taken in order to provide the necessary number of homes.

Easthampton, Mass.—The West Boylston Company has made a creditable move to better living conditions for its employees. It is building 68 new tenement houses and a large

recreation hall. The houses are of Colonial design, finished in brick to the first story with stucco above. They will have 5 and 6 rooms each with all modern improvements.

Edgerton, Wis.—Edgerton, a town of scarcely more than 3,000, has a housing problem as acute as many larger cities and it has outstripped many of them in starting a movement to relieve the condition.

During September several public spirited men banded together and organized a housing corporation with a capital stock of \$50,000. Edgerton business men gathered at a dinner and within an hour \$37,000 of the \$50,000 worth of stock was sold. The remainder was taken up within a few days. The building association has already assured Edgerton of 40 to 50 modern bungalows and is ready to spend up to \$100,000 to meet the city's need. It has acquired 11 acres of land as a starter and may add other pieces to square up the tracts and get rights of way for streets.

Elizabeth, N. J.—Contracts have been let by the Standard Oil Company of New Jersey for the construction of a new village adjacent to its plant at Elizabeth which upon completion will represent an investment of at least \$1,500,000 exclusive of the cost of the land. The site of the village comprises a 55-acre tract and its development is already under way. 300 five and six-room cottages each on a plot, 40 by 100 feet, have been contracted for. Success of the venture is assured inasmuch as every house has been sold by the company on terms that the majority of its employees found easy to shoulder.

Elmira, N. Y.—The Chamber of Commerce, through its housing committee, is working out a plan to finance home building in the city. Arrangements are being made to procure from architects a variety of house plans, which together with the estimates of contractors will be placed on exhibition at the Chamber of Commerce.

Fayetteville, N. C.—The housing problem which is becoming acute in Fayetteville has been attacked in earnest by the

Chamber of Commerce. A Committee has been appointed with power to build a number of houses ranging in price from \$2,000 to \$5,000.

Fitzgerald, Ga.—As a result of efforts of the Chamber of Commerce 25 model houses are in course of construction to relieve the housing shortage.

Fond du Lac, Wis.—A home building campaign has been organized in Fond du Lac for the purpose of building homes of medium price ranging from \$3,000 to \$5,500 which will be sold on the instalment plan with an initial payment equal to 5% of the cost of the house. A company was organized with a capital of \$100,000 and within a few days \$70,000 of the stock had been sold. In addition one of the leading manufacturers in the city, F. J. Ruepling, bought a plat of 134 lots and let contracts for the erection of 75 houses which have already been sold to his employees.

Fort Worth, Tex.—A new effort to solve the housing problem in Fort Worth is to be undertaken by the Housing Committee of the Chamber of Commerce. Originally the Committee intended to form a housing company with a capital of \$200,000. Of this \$160,000 was subscribed but subscriptions were conditioned upon the whole amount being secured. Letters will now be sent to subscribers asking them to make their subscriptions absolute instead of conditional. If their assent is gained building will proceed at once. If not, the project will be abandoned.

Fresno, Cal.—The Fresno Chamber of Commerce is engaged in a probe of alleged profiteering in rents in Fresno. A questionnaire was sent out by the committee to renters throughout the city and many of the replies indicate, it is said, that exorbitant raises in rent have been demanded in the past two years.

Gloversville, N. Y.—The Chamber of Commerce and a special Housing Committee are promoting a campaign to raise \$100,000 in \$100 shares to promote the building of houses to

relieve overcrowded conditions. Interest in the project is growing throughout the community.

Goldsboro, N. C.—An effort is being made to raise \$150,000 among citizens of Goldsboro with which to build dwelling houses for rental purposes. A stock company is being organized for this purpose which also plans to build a large apartment house.

Grand Rapids, Mich.—The House Building Association of Grand Rapids with a capitalization of \$400,000 has been incorporated and it is hoped that 100 new houses will be built this season. Up to October of this year only 171 new houses had been built in the city as compared with 400 to 500 in normal years.

Hagerstown, Md.—The Hagerstown Homes Corporation has been organized with a capital stock of \$100,000 of which 75% has been subscribed. Contracts for the new houses will be let shortly.

Hamilton, O.—In an endeavor to mitigate the difficulties of procuring capital for the construction of additional houses in the city, bankers and manufacturers have pledged themselves to provide \$750,000 to be loaned on first and second mortgages. Bankers will provide \$500,000 to be loaned through building and loan associations for first mortgages, while manufacturers will lend \$250,000 to the Home Building Company which in turn will lend it in second mortgages.

Harrisburg, Pa.—The Harrisburg Telegraph has made a survey of housing conditions in the city and reports them as menacing. It found serious congestion, not only in the poorer districts of the city, but also in the higher class residential sections, where single-family houses are being converted into two- and three-family houses. It reports one case in which 6 one-family houses have in this way been crowded with 18 families, each of which occupies an apartment of two rooms, a bath and kitchen. The newspaper is now advocating stricter building laws to prevent or supervise such conversions.

Hillsdale, Mich.—At a recent meeting of the directors of the Hillsdale Chamber of Commerce it was decided to complete the organization of the Hillsdale Housing Corporation with a capitalization of \$25,000 of which \$15,000 has been subscribed.

Huntington, W. Va.—Organization of a company of local men with a paid up capital stock of not less than \$250,000 to buy lots and build houses that will cost from \$2,500 to \$5,000 has been endorsed by the Chamber of Commerce. The object is to meet the ever increasing problems of housing the people of the city and to assure new industries that their men will have proper places in which to live.

Indiana Harbor, Ind.—One of the biggest real estate transactions ever put over in Northwestern Indiana is forerunner of a community housing project involving an expenditure of from \$12,000,000 to \$15,000,000. The Indiana Home Company composed of Inland Steel interests has purchased a big tract of land on which it will build 2,000 homes. This will provide for an addition to the city of Indiana Harbor of about 10,000 persons.

Kansas City, Kansas.—A crusade for better housing conditions which will mean better health in the congested districts is being conducted in Kansas City. One of the means taken to shame owners or those who have the rental of buildings into improvement of conditions is to publish their names. A number of buildings have been condemned already and owners in some instances have been summoned to appear and show cause why the buildings should not be vacated and destroyed. This is the first general inspection of housing conditions made in the city for several years. It has the backing of Governor Allen and comes about as a result of complaints made to him by welfare workers.

Lansing, Mich.—A group of Lansing manufacturers, merchants and public spirited citizens upon finding that the lack of housing facilities was handicapping the city's growth, or-

ganized a company capitalized at \$1,000,000 which is already engaged in building 100 houses on the outskirts of the city.

Lawrence, Mass.—The American Woolen Company will build 100 tenement houses in South Lawrence to relieve the housing congestion.

Libby, Mont.—The organization of a \$25,000 corporation to build houses and to lend money to people in Libby who wish to build their own homes has been announced by the incorporators of the Libby Homes Company. This step was brought about by the agitation of the Commercial Club.

Los Angeles, Cal.—An appeal of the Rent Payers' Protective Association that the Council enact legislation modifying drastic provisions of the housing law so that people may sleep and cook in the same room in order to relieve the burden caused by high rents is being considered by the Public Safety Committee of the City Council.

Madison, Wis.—The joint committee on housing is meeting regularly and is securing valuable information on plans which have been adopted in other cities to provide for similar conditions to those confronting Madison. The Oscar F. Mayer Packing Company is planning the erection of 40 houses to take care of their employees. Madison must build and the funds for that purpose must be provided.

Meriden, Conn.—Agitation has been begun in Meriden for some means by which the erection of a large number of houses can be brought about in the city to relieve a shortage and resulting congestion. It is practically impossible to find suitable houses to rent. So great is the demand that cases have been cited in which as many as 17 persons made application for one house which was advertised as about to be vacated.

Minneapolis, Minn.—With snow flurries due and the city more than \$41,000,000 behind normal in building operations, Minneapolis is facing a serious situation. In 1916 the building permits for the city totalled more than \$21,000,000; in 1917

they were about \$10,000,000; but last year they fell to \$5,000,000. During these two years the city has continued to grow rapidly. However, it is believed by the secretary of the Minneapolis Builders Exchange that Minneapolis is not so seriously handicapped as other cities which are facing a similar situation and that with a little more crowding all the newcomers can be accommodated.

Montclair, N. J.—The negro citizens of Montclair have organized the People's Realty and Housing Company with a capital stock of \$250,000 for the purpose of improving housing conditions among the colored residents of the city.

Muskegon, Mich.—The Title and Bond Guarantee Company, Muskegon's new home finance corporation, has already shown the great part it will play in solving the city's housing problems. Fifty loans were made within 6 weeks. Should this prove the average for the next 2 years this concern would provide about 400 homes annually for Muskegon.

Nashua, N. H.—The Nashua Gummed and Coated Paper Company has started a housing development for its employees.

Newark, N. J.—As a result of conferences held recently a combined effort to solve the housing problem in the city will be made by special committees of the Board of Trade, the Real Estate Board and the Building and Loan League of Essex County. As outlined by Dr. C. F. Kraemer, president of the Real Estate Board, the proposed plan contemplates the advancement of between \$10,000,000 and \$20,000,000 by the 361 building associations for the erection of 1,000 or more houses by a housing corporation. To bring about this action a greater borrowing capacity for the associations is to be sought from the State Banking Department with a further agreement from the banks for loans to the present 30% limit. Under present conditions the associations are permitted to borrow from the banks up to 30% of their resources. It is proposed to raise the percentage to 50%, Dr. Kraemer explained, but instead of borrowing the additional 20% from the banks the equivalent will be raised by the issuance of prepaid

stock, a plan that has already been adopted by some of the associations. While the borrowing limit from the banks would not be raised these institutions would be expected to lend the associations the full 30% in order to take care of the ordinary business.

Newmarket, N. H.—Newmarket with a population of only 3,500 persons has a housing project calling for the expenditure of \$250,000 by the Newmarket Manufacturing Company. The project was undertaken, according to the statement of the Superintendent of the concern, as one means of reducing excessive labor turnover. The Company built 6 houses in 1913, and in 1915 added 10 more. The present development calls for 18 double houses of brick construction, some of eight rooms and some of 6. There will also be erected 4 four-tenement houses. The houses will be rented to employees of the Company for from \$10 to \$15 a month. They will be equipped with bath rooms, hot and cold water, electricity and hot air furnaces.

Newport News, Va.—Efforts to alleviate the housing conditions in Newport News have been begun by a joint committee of the Rotary Club, Chamber of Commerce and Retail Merchant's Association which is undertaking to form a corporation to buy up 186 lots to be auctioned off by the Government. These lots are at present the property of the U. S. Housing Corporation which had intended to build upon them for Government workers. If the plans of the committee carry, the proposed corporation will build houses to sell at cost.

Newton Upper Falls, Mass.—The housing project of the Saco-Lowell shops in this city, which calls for brick houses of 5 and 6 rooms, single and semi-detached type, is nearing completion. The houses, which are equipped with all modern conveniences, will be finished by January 1, and will be occupied immediately by skilled workmen and foremen of the Saco-Lowell shops.

Nova Scotia.—A deadlock has*resulted in the attempt to

bring the housing act of Nova Scotia into effect. By this act the Provincial Government lends money which has been obtained from the Dominion Government to the various municipalities at cost for the purpose of erecting dwellings. Many of the municipalities of Nova Scotia, including Halifax, have turned down the proposition although houses are seriously needed throughout the Province. The reason is the lack of any provision whereby overhead expenses can be defrayed. Commissioners appointed by the municipalities to carry out the provisions of the act have refused to work for nothing. The New Brunswick act has met with better fortune as its framers made allowance for human nature and provided a small percentage for overhead expenditures.

Omaha, Neb.—The Realty Syndicate Company of Omaha, following disclosures by the Omaha Bee concerning the policy of landlords to exclude children from apartment houses, has announced a plan to erect a group of dwelling houses in which special provisions will be made for the welfare of children. The proposed structures will cover 2 city blocks and will contain about 300 apartments. Ample space will be devoted to playgrounds, and playrooms will be provided for use when the weather will not permit outdoor games.

Ontario, Oregon.—Since September 25, business and professional men of Ontario have signed an agreement each to build a house. The contracts have been let and the proposed houses are to cost between \$2,500 and \$5,000. This house building plan is backed by the Commercial Club and arrangements have been made to purchase the building materials in large quantities, thus making it possible for the contractors to build the houses at a much lower cost. The entire output of a mill will be bought if present plans are carried out and contracts for painting, plumbing and plastering will be let on a quantity basis. Shortage of dwelling houses brought about the promotion of this scheme.

Parkersburg, W. Va.—The Housing Committee of the Parkersburg Board of Commerce is engaged in a campaign to raise \$50,000 among local business men to lend to persons desiring to build their own homes.

Pennsylvania.—Watchful efforts to prevent the renting of unsanitary houses to the poor is promised by Governor Sproul, who has stated also that a campaign will soon be started to teach the people throughout the state to live healthfully. "We are going to make it impossible," said Governor Sproul at a meeting of the Medical Club of Philadelphia recently, "for people to keep, maintain, and rent habitations in Pennsylvania that are unfit for people to live in."

Plainfield, N. J.—"Plainfield may well be proud of its beautiful homes," said Miles W. Beemer, Secretary of the State Tenement House Commission, at a meeting of the Women's Guild of the Crescent Avenue Church recently. "But," he added, "there are houses in Plainfield in which boys and girls are growing up to manhood and womanhood that cannot by the greatest stretch of imagination be called homes. Plainfield can and should be a 100% housing community. It needs trained friendly visitors to help in the education of families living in insanitary houses. It needs a general housing committee to cooperate with the Health Officer and State Tenement House Commission. It needs a housing code and an amendment to the health code and it needs an individual or group of individuals to provide some new houses on a well thought out scientific plan."

Pontiac, Mich.—The estimate by manufacturers in the City of Pontiac that 1,400 new houses would be needed when they had completed their plans for expansion was enough to stump most cities of the size of Pontiac. This estimate did not include the building program undertaken by one manufacturing concern to erect 500 dwellings, but Pontiac went at the problem with a will and after a period of wrestling it looks as if there will be a total of 2,000 new houses completed or on the way to completion by January. A building campaign was undertaken at once. To determine just how far the city was going in the matter of meeting the need the Housing Committee of the Board of Commerce made a one day survey in which the number of new houses under construction was ascertained. It showed that 400 of the 1,400 needed were on the way. To stimulate building on a greater scale the Hous-

ing Campaign Committee was organized. At a meeting of the committee, signed pledges were secured for over 600 houses to be under construction by Jan. 1. A prospect list was then made out and, following a one day drive, 200 additional pledges were obtained and in less than three weeks, contracts for 500 houses had been let. Two gratifying results of the undertaking have been the announcement from one manufacturer that he would employ 2,000 more men next year and from another that he would reconsider his decision to move from Pontiac.

Port Chester, N. Y.—The Chamber of Commerce of Port Chester, through its Housing Committee is working on plans to help solve the problem of the scarcity of houses.

Racine, Wis.—Two hundred modern houses will be built by the Racine Rubber Company for its employees. A 60 acre tract of land has been purchased near the Company's plants and will be developed into an attractive residential park.

Rock Hill, S. C.—Progress is being made in the effort to raise stock for the proposed housing corporation which will construct a number of homes to relieve the shortage. About \$50,000 has already been raised.

Saginaw, Mich.—The Saginaw Housing Corporation, backed by 44 local citizens, has filed articles of incorporation. It is capitalized at \$50,000, of which \$25,000 has already been subscribed.

Salem, O.—Salem will accept the challenge which its expanding industrial life holds out by moving at once to provide homes for the great number of prospective citizens who, according to its manufacturers, are merely waiting for suitable homes to take up residence in that city. The proposition to organize at once a corporation with a capitalization of \$200,000 has met with an enthusiastic reception among business and professional men and will probably be undertaken at once through the efforts of the Chamber of Commerce.

Springfield, Mass.—A housing movement has been launched by the Springfield Chamber of Commerce. A charter will be petitioned for the organization of a corporation to erect 400 dwellings including two family apartments. The project will be incorporated for \$1,000,000. Arrangements will be made so that a person desiring to own a home may invest only 15%, possibly less, of the initial cost of the land and building.

Springfield, Vt.—The Fellows Gear Shaper Company in order to increase the housing facilities for its largely increased number of employees has undertaken a housing development for which it has purchased a 10 acre tract of land. It will erect 50 houses.

Susanville, Cal.—The Fruit Growers Supply Company which has secured title to more than 40,000 acres of timber in this section, has awarded contracts for the construction of bunk houses and 200 cottages to be occupied by employees and their families.

Tonawanda, N. Y.—The Chamber of Commerce is planning to hold a housing exposition. Architects and contractors are being asked to prepare plans of houses and otherwise to participate in the effort to stimulate interest in homebuilding.

Trenton, N. J.—A canvass is being made among employees of various manufacturing plants of the city by the Housing Committee of the Chamber of Commerce to determine how many would be interested in the purchase at cost of portable houses which the Committee proposes to buy from the Government. The Committee has under consideration the purchase of about 150 of these houses, formerly occupied by Government employees in one of its war plants in a nearby city.

Warren, N. Y.—Extensive arrangements are being made by the Chamber of Commerce of Warren to meet the increasing demand for houses. Contractors have been asked for estimates on a block of houses which will contain 20 apartments

which will be the first of a large housing development. The Chamber also proposes to form a building and loan association to assist those who wish to build their own homes.

Wichita, Kansas.—It has been estimated that there are ten families arriving in Wichita each day who cannot be accommodated with houses. It is therefore being urged that every citizen in Wichita, who has a spare room or two, open them to the newcomers until something can be done to overcome the housing shortage.

Wilmerding, Pa.—Housing facilities which are at present inadequate in Wilmerding for employees of the Westinghouse Air Brake Company will be increased at once by the erection of a number of dwellings. The Westinghouse Air Brake Home Building Company has been formed with a capitalization of \$1,000,000 for the purpose of transacting all business relative to the real estate and dwellings which have been transferred by deed to this company by the Westinghouse Air Brake Company. It includes the ownership of over 400 houses and considerable vacant property in the borough of Wilmerding and adjacent territory. Since the Westinghouse Company built its first houses for employees in 1890 there has never been an increase in rents and the new company will carry out the same policy.

Winston-Salem, N. C.—The *Sentinel* of Winston-Salem is urging a revision of the city building code insofar as it relates to tenement houses in order that future building of tenements unfit for habitation may be prevented. It states also that there are many houses in the city that should be thoroughly overhauled and repaired, or torn down. "We hope," said the editor, "that the city authorities will insist on such action in every case where the conditions are not conducive to sanitary living and good health. This is a condition that needs correction and needs it now. This whole matter of living conditions deserves more attention here than it has had in the past."

Housing Betterment

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Housing Betterment

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No. 2

INTER-ALLIED HOUSING AND TOWN PLANNING CONGRESS

LONDON, JUNE 3-11.

IN view of the peculiarly serious post-war housing conditions existing in practically every country of the civilized world and more particularly in those countries which participated in the war, the Inter-Allied Housing and Town Planning Congress to be held in London in June should be of extraordinary interest and importance. Although the problem in every country is practically the same, varying only in degrees of acuteness, the methods which have been taken by peoples and governments to solve the problem are as diverse as the peoples and governments themselves. Hence each country should gain something from the experience of the others.

Membership in the Congress will be made up of representatives of those countries which were Allies during the War with the addition of the following neutral countries: Norway, Sweden, Denmark, Holland, Switzerland, Spain and the neutral Republics of South America. Members of the Congress will comprise official representatives of the Governments as defined above, representatives of the leading Municipal Authorities in those countries, representatives of various national associations directly interested in housing and town planning progress and leading individual housing and town planning reformers. The United States and the National Housing Association, as well as

the American City Planning Institute, will be represented at the Congress by Lawrence Veiller, and it is hoped that others from the United States will attend.

The Congress proceedings will be spread over nine days, beginning Thursday, June 3d, and ending Friday, June 11. Of these days two—June 3 and 4—will be given up to the formal proceedings of the Congress which will be completed in four sessions to be held in the Central Hall, Westminster. On Saturday, June 5, and from Monday, June 7, to Friday June 11, inclusive, a series of visits will be paid to centers of housing and town planning interest. For the greater part these visits will be paid to housing and town planning schemes which are entirely new. They will probably include the following, which have been chosen because in these three towns Housing Commissioners are established: Housing schemes of the Bristol City Council, rural housing schemes in the neighborhood of Bristol or enroute; housing schemes of the Birmingham City Council, rural schemes enroute to Birmingham; housing schemes of the Manchester City Council, rural housing schemes enroute to Manchester. Visits will also be arranged to study the best examples of pre-War housing and town planning schemes. These will include Bournville Village, Hampstead Garden Suburb, Letchworth First Garden City.

The subjects to be taken up during the formal proceedings of the Congress are "National Post-War Housing and Town Planning Policies"; "The Preparation and Carrying Into Effect of National Programs to Secure Proper Housing Conditions for Every Family"; "The Minimum of Housing Accommodation Necessary to Provide for the Full Development of a Happy Family Life"; "Standards of Building Construction and the Development of New Methods; the Use of New Materials"; "National and Regional Town and Rural Planning Developments".

A volume of reports—printed in English—will be submitted to the Congress and a duplicate volume will be printed in French. This volume will be compiled from replies to a series of questionnaires to be sent to leading housing reformers in all the countries invited to send representatives. A specially valuable feature of the Report will be found in the clear statements which it will contain as to the actual housing program adopted or authorized

by the various governments. In order to give an opportunity to obtain the Report to those unable to attend the Congress a special subscription price has been set of 21 shillings, subscription to be sent to Henry R. Aldridge, 41 Russell Square, London, W. C. 1.

Following this Congress a most interesting tour to the devastated areas of France and Belgium, to Paris, Brussels and other towns, and also to Holland, for the purpose of housing and town planning study has just been announced by the Garden Cities and Town Planning Association. The party will leave England on June 12th and will return from Holland on the 25th.

THE SITUATION IN ENGLAND

On paper England has built 113,681 houses through its Ministry of Health to meet its housing shortage; actually the number of houses that have been constructed (511 to the end of February) is so small as to be negligible. And this situation exists in spite of the fact that England, under the most advanced housing legislation in the world and with an appropriation for its administration running to \$500,000 annually, has been "building" its after-the-war housing for the past three years. Daily the shortage is piling up to vast and threatening figures, so that the Prime Minister has declared that there is nothing contributing to social and industrial unrest as is the housing problem.

The Minister of Health, who is responsible for the administration of the Housing Acts, has been the center of much criticism. Some of it, on the part of those who realize that the seat of the trouble lies deeper, is good natured. "Punch" reports that one member of Parliament has suggested for Dr. Addison a motto from the Koran:

"This life is but a bridge;
Let no man build his house upon it."

Even a cursory inquiry into the situation shows it to be so complicated with interacting causes and effects as to involve almost the whole social and economic order and there seems to be in the end, after all, but one answer—"Time".

SHORTAGE OF LABOR.

First and foremost comes the shortage of labor. The Prime Minister stated in the House of Commons in March that for the erection of 13,205 houses (presumably houses at that time in course of construction) there was a shortage of 3,356 brick layers; 1,344 carpenters and joiners; 98 slaters; 193 plasterers; 180 plumbers; 310 painters and glaziers. The estimated number of men required to erect 200,000 houses per annum (the number necessary to meet the present shortage) is 64,800 brick layers; 55,800 carpenters and joiners; 6,800 slaters, 22,000 plasterers; 9,600 plumbers and 11,000 painters. Sir Robert Horne, Minister of Labor, has quoted figures showing that before the war there were 900,000 men in the building industries as compared with 650,000 now. This is due partly to casualties on active service, partly to migration from the building trades to other trades and partly to the fact that fewer boys are entering the building trades owing to the attractiveness of engineering and various war industries.

In the labor field there is said to be another serious handicap to progress in the apparent unwillingness of labor to do a maximum amount of work or to countenance the use of new methods and materials. In 1919 the Industrial Council of the Building Industry appointed a committee to consider this problem. The Committee consisted of 8 representatives of employers, 8 of the operators and 1 independent member. In a report signed by the majority of the Committee it is stated that there are four main factors that tend to the restriction of output: (1) Fear of unemployment; (2) The disinclination of operatives to make unrestricted profit for private employers; (3) The lack of interest in the industry evidenced by operatives owing to their non-participation in control; (4) Inefficiency in both managers and operatives. It is said that due to the fear of unemployment, particularly seasonal unemployment, there is a tacit agreement among the workers to lessen individual output, while the Trade Unions refuse to permit any dilution of labor by the introduction of unskilled labor or by shortening of the period of apprenticeship.

SCARCITY OF MATERIALS.

The second great handicap to building progress is the shortage and price of building materials. Lord Astor stated some time ago before the Agricultural Club that the cost of building had doubled since the beginning of the war—that a brick cottage which before the war cost 350 pounds now costs 700 pounds, but this would appear to be a conservative estimate in view of a statement reported to have been made by the Property Owners' Association to the effect that prices of materials have risen 800, 1,000 and 1,200%.

This shortage would appear to be due not merely to unprecedented demand, but to control by syndicates and combines. An inquiry set up by the Ministry of Reconstruction is said to have discovered that 58% of building materials are so controlled.

Repeated instances of housing schemes being held up by high prices and shortage of materials are reported. In some instances municipalities have proposed or actually undertaken the production of materials themselves. Such a step was recommended in Lanarkshire, for instance where the District Committee of Middle Ward suggested that municipalities take over the brick industries. Twice the Hull City Council has been recommended not to proceed with its housing scheme until the Government take over or control building materials. In this scheme the cost of each house with land was estimated at 1,200 pounds. Although stone is traditionally favored for house building in Scotland and the supply is more or less localized, the local authorities at Dumfries (which is in the heart of the stone quarrying district) found that in stone construction as compared with brick there would be an extra cost of 117 pounds per house. In one of the Glasgow schemes there was a total difference of 25,000 pounds in favor of brick. In Clayton the municipality opened its own stone quarries to build 92 houses. In Sheffield the housing scheme has been held up because of a shortage of cement and slate, due to transport difficulties.

RED TAPE.

In addition to all these difficulties for which the Government cannot be blamed there is much complaint of the almost endless red tape that must be gone through to get a scheme to the point

of starting. The Housing Acts are administered by the Ministry of Health through Departments of Town Planning and Reconstruction with sub-departments and a Division of Production with 18 bureaus and sub-bureaus. Action must be initiated through a municipal machine, equally complex, before it comes to the Director of Housing and is by him referred to his various departments and bureaus. One instance of the effects of such organization is reported as follows: A certain municipality, after 18 months of labor with its own machinery, secured permission from the central authorities to purchase a number of ready-to-erect houses. This permission was coupled with changes in plans and arrangements. The central authority had then to be advised that ready-to-erect houses must be taken "as is", and that changes were impossible. After further delay permission was granted as per the original application, when it was discovered that the houses had been sold to Belgium and could not be replaced for double the sum which the municipality had been authorized to spend. This particular incident covered 2 years of effort and resulted in no houses.

In one or two cases municipalities have become discouraged with the delays and the more interested individuals have organized Public Utility societies and proceeded on their own initiative with immediate results.

But it must not be concluded that the Government is making no effort to speed up construction. On the contrary every means is being taken not only to expedite routine in administrative functions, but to overcome the larger, more complicated and more elusive obstacles.

SUBSIDIES TO PRIVATE BUILDERS.

The most noteworthy of these and one which represents a radical departure from British housing policy heretofore is contained in the new Housing Act passed on December 23, 1919, which reverses the policy of not giving grants to speculative builders, and creates a fund of 15,000,000 pounds for this purpose to be awarded at the rate of 130 to 160 pounds per house for such houses as may be approved by the Ministry of Health both as to design and workmanship. A second provision of the Law gives Local Authorities power to control "luxury" building

which is diverting labor from house construction, and a third authorizes local authorities to sell bonds to raise the money necessary for housing schemes.

Some of the regulations governing the grants to builders are as follows: (1) Houses must have been begun since Dec. 23, 1919, and must be completed within 12 months from that date or at most in 16; (2) the houses must be of prescribed type and standards; (3) in agricultural areas they must not be built more than 8 to the acre and in municipalities not more than 12, except in densely built districts when the Ministry of Health will make special rulings; (4) no grant will be made in respect of any house with more than 4 bedrooms or which has a superficial floor area in excess of 1,400 feet.

"LUXURY" BUILDING.

The initiative in regard to the suspension of work on "luxury building" is given to Local Authorities. Where it appears to such Authorities that a new housing scheme is being or may be delayed by the construction of other buildings which are for the time being of less public importance, they may prohibit such construction wholly or partially for a maximum of 6 months, after which the situation may be reviewed. For purposes of the act all building aside from housebuilding has been classified as to its relative importance to the community, and the law will be exercised accordingly.

This attempt on the part of the Government to control building operations and to decide who may build a building and who may not, and what kind of a building may be erected and what may not, while possible in war-times is sure to give rise to serious trouble in peace-times. The proposal is already causing a storm of protest from the architectural and building professions as well as from the general public. In a recent editorial "The Builder" (London) under the heading "Wrecking An Industry" points out the danger of such plans.

INCREASING THE LABOR SUPPLY.

In order to overcome the labor difficulties the Government is taking such steps as lie in its power, and numerous ideas and suggestions are being put forward from various sources. In

the House of Commons, Sir Robert Horne, Minister of Labor, has stated that the Government has under consideration the question of placing workpeople on a system of payment by results in order to promote maximum production. A Joint Industrial Council of Building Industry was held in London not long ago and was presided over by the Minister of Labor and addressed by the Prime Minister, its object being to enlist the support of the trades in increasing output and supply of labor. The Housing Committee of the Manchester City Council urges that the Government induce the building trades to increase the available supply of labor by making conditions more attractive and by guaranteeing full employment to every member of the union for 5 years; by getting the unions in turn to agree to a shorter period of apprenticeship and a certain degree of dilution; by enrolling bricklayers under a scheme similar to that adopted for munition workers, special terms to be granted to them in return for which they would go wherever their services were needed.

PISÉ-DE-TERRE.

Perhaps the most interesting development in the use of new materials to make up for the shortage of accepted materials, is the introduction of "pisé-de-terre" construction. "Pisé" is merely earth to which nothing whatever is added. The earth is dug and thrown between a mould of wooden board and rammed until it is perfectly hard and compact—until what is practically an artificial sandstone has been produced. The ramming is done by a man standing inside the casing. As to cost,—for a house at Newlands Corners, put up in 26 days by 2 unskilled men, the cost of the pisé walls came to 20 pounds, being merely the wages of the two men; the material used having been dug on the spot. The estimate for the same run of walling in brick was ten times as much, viz., 200 pounds.

The Ministry of Health is also countenancing the use of wood in house construction—an innovation in England, where brick has for centuries been the only accepted material owing to climatic conditions. Various forms of concrete and concrete block construction also have been authorized.

LOWERED STANDARDS.

From some sources there have been objections to some of these innovations on the ground of a lowering of standards and this brings us to some of the incidental developments in the housing situation. At every hand there is effort to break down prescribed standards in order to overcome high costs. Efforts are being made in some sections to raise the number of houses permitted to the acre from 12 to 16 or 20. In others, objection is being raised to the ruling that not more than 50% of the total number of houses to be built should be of the minimum of 3 bedrooms. It is argued that workingmen object to the larger rents for more rooms. An instance of the lowering of an accepted standing is the permitting of ceilings 8 ft. high instead of 8 ft. 6 inches, on the ground that 20 pounds per house is saved thereby. It is said also that houses with less than the minimum prescribed floor area for different rooms are being sanctioned. All these signs are hailed with dismay by housing authorities whose years of labor had established the higher standards.

SLUM CLEARANCE.

In the field of slum clearance there have been several developments of interest. The Ministry of Health has issued a Manual with regard to unfit houses and unhealthy areas, the object being to state the law with regard to these and the policy to be adopted in administering it. Owing to the fact that slum clearance cannot be undertaken until the adequate number of new houses has been built, the Ministry of Health has altered its regulations concerning such clearance, extending periods for such schemes, which may now be completed within 6 years instead of 3. The Society for the Protection of Ancient Buildings has offered to undertake the work of bringing old cottages up to modern standards at an average price of 150 pounds per cottage.

In the matter of rents and rent restriction, the Government announced in March that a Committee had been appointed to consider the question of Rent Restriction Acts and to advise what steps should be taken to extend, continue or amend these acts. There continues to be great dissatisfaction and hardship because of high rents. Instances are reported of landlords who are holding blocks of houses vacant in the face of the shortage until they can command an exorbitant selling price.

SKYSCRAPERS PROPOSED.

From some sources there has arisen agitation for higher buildings for London, whose building regulations now limit heights to 100 feet, but it is believed that the agitation will amount to nothing. The English Architect's Journal has this to say: "We can very well do without such monstrosities (skyscrapers).

. . . That we do not want London to look like a feeble imitation of New York may be set down to sentiment or insular prejudice; but there are more practical objections, among them being the multiplication of fire hazards and the conversion of London streets to sunless alleys, dank and noisome and unhealthy. . . . For skyscrapers in London there is no excuse whatever—not even the allegation that they can be invested with something that is thought to resemble architectural character, although it is impossible to test this statement without using a telescope and risking crick in the neck."

THE GOVERNMENT STEPS IN.

The most interesting and most recent development has been the exercise by the Minister of Health, Dr. Addison, of the great powers vested in him by the recent British Housing and Town Planning Acts. The first instance of this kind has been the notification sent by Dr. Addison under date of April 15th to the local authorities in the Town of Bedford informing them that they have defaulted in their duties; that though schemes for the building of 400 houses were approved some time ago by the Ministry of Health, no houses are being built.

Dr. Addison points out that difficulties in the way of providing capital and floating loans are not valid excuses, as these difficulties exist all over England.

After reviewing the situation Dr. Addison states that "he has reluctantly come to the conclusion that he must find that the Council have failed to fulfil their obligations under the scheme, and he proposes at once to take steps for the carrying out of a scheme by the Ministry of Health involving such charges upon the rates as may hereafter be determined."

This means that the Federal Government is stepping in where the Local Government fails to act and is going to do the work

itself and will assess the entire cost, or as much of it as it thinks wise, upon the local authorities, leaving undetermined the adjustment of their share of the cost.

AWARD FOR ACQUISITION OF LAND.

The first official award for land acquired under the "Acquisition of Land (Assessment of Compensation) Act of 1919" has recently been made by the Urban District Council of Uxbridge. The area involved was a little over 3 acres. The owners valued their property at 3,106 pounds; the Council contended that the land was only of a value of 1,700 pounds. The Official Arbitrator's award amounted to 2,162 pounds.

DEMONSTRATION BUILDINGS FOR NEW MATERIALS.

A recent development in the English housing situation has been the evolving of a Demonstration Field by which promoters of new building materials may demonstrate their qualities through the actual erection of uniform houses of a certain type.

The Ministry of Health has determined to form Demonstration Centres at different places throughout the country and has been in communication with the County Borough Councils of Manchester, Cardiff, Newcastle-on-Tyne, Leeds, Sheffield, Birmingham, Nottingham, Leicester, Liverpool, Bristol and the Urban District Council of Acton, with a view to establishing sites on which pairs of houses constructed by different methods of special construction may be built. It is said the local Councils regard the idea favorably and that if the bids for the construction of the houses meet with their approval they will pay for the houses which will ultimately be part of the local housing scheme.

A number of firms manufacturing building materials have already agreed to erect sample houses of such materials as terra cotta blocks, concrete cavity blocks, concrete slabs of various shapes, reinforced concrete, &c.

The Ministry of Health states that "These demonstration centres will afford Local Authorities, as well as the general public, a unique opportunity of getting acquainted with the latest methods of house construction, and it is hoped thereby to obviate the expense and loss of time at present incurred by housing committees in visiting scattered and remote positions to inspect houses built by special methods of construction."

In addition to the Demonstration Site at Acton, an adjoining site has been placed at the disposal of the Ministry on which it is proposed to experiment with different types of special construction and to carry out practical tests of various building materials.

New housing schemes submitted to the Ministry during the week ended April 24 numbered 111. The total number of schemes submitted by local authorities and public utility societies is now 9,726, comprising about 67,500 acres. The schemes approved now number 5,927, and comprise about 45,800 acres. Eighty-four lay-out schemes were submitted and eighty-four approved during the week, bringing the total number of lay-outs submitted to 3,793 and the number approved to 3,147. House-plans representing 1,922 houses were submitted during the week, and plans for 1,893 houses approved. The total number of houses represented in all the plans now submitted is 185,435 and in the plans approved 173,196. During the week tenders were submitted for 5,615 houses. Tenders for 3,996 were approved, bringing the total number of houses in tenders submitted to 104,947, and in tenders approved to 92,415.

With the multiplicity and complication of opposing forces interfering with the progress of housing in England, it must, nevertheless, be admitted that progress is being made. The enormous number of housing schemes which daily are being submitted to the Ministry of Health for approval indicate a healthy and persistent public sentiment to which the other forces must in time respond.

REGIONAL PLANNING IN WALES

Dr. Addison, English Minister of Health, has appointed a Committee to investigate the subject of regional planning in South Wales. The inquiry arises out of the distribution of houses to be erected with state aid in the region of the coal fields, and the Committee is to have regard to: (1) the health and convenience of the industrial population; (2) the physical condition of the region; (3) the present and probably future development of the coal mines and main industries of the region; (4) existing and necessary transit facilities; (5) economy in the provision of water supply, sewerage and other services.

GARDEN SUBURBS FOR LONDON

Several new garden suburbs are contemplated for London. A Garden City near Grove Park railway station costing about 4,320,000 pounds is the joint proposal of the Deptford, Bermondsey and Lewisham councils to meet the overcrowding in South London. They contemplate the acquisition of about 450 acres belonging to Lord Northbrook on the Bromley Road at Catford and to put up 5,400 houses costing 800 pounds each.

It is reported also that it is the intention of the Woods and Forests Department to create a Garden City of working class flats around Cumberland Market, Regent's Park, on land belonging to the Crown. It is stated that Prof. S. D. Adshead has already prepared plans for the three-storied flats which it is proposed to erect.

HOUSING IN ENGLAND AND THE UNITED STATES

With an almost parallel situation as to housing shortage existing in England and the United States, it would appear from an analysis made by F. T. Miller, President of the F. W. Dodge Company, published in pamphlet form under the title "The Housing Situation in England and the United States", that conditions in this country are vastly more hopeful than in England in spite of the fact that the British Government has put and is putting millions of dollars into the effort to relieve her shortage.

The conclusion to be drawn from Mr. Miller's analysis is that the volume of English legislation and the millions of dollars which have been spent in the effort to relieve the housing shortage and to produce fit habitations for its workers have been misdirected in that they have failed to recognize that

"the so-called 'unearned increment' is the incentive to the investment of savings in homes and real estate and that it is chiefly through the hope of enjoying the unearned increment of property that the latent energy of the citizenry may be called forth".

Instead of promoting home ownership by proper land laws it has been the policy of England to subsidize first the tenant and now the builder. The result has been the killing of private initiative both in the building industries and in the individual, practically wiping out the former and making the latter a permanent tenant without incentive to labor and produce to his full capacity.

While tenantry in the United States is on the increase (largely because of immigration, high costs of labor and materials, etc.) and while war-time restrictions on building imposed by the Government have tended temporarily to discourage private enterprise, it has never been the policy of the United States—save during the brief period of the war—to compete with the private builder or to subsidize consumer or producer. The tendency of all legislation in this country, as exemplified in the Redemption Law of 1841 and its several amendments, in the Homestead Law of 1862, the Timber Culture Law of 1874, the Desert Land Act of 1877, the Kincaid Act of 1904 and the Farm Loan Act of 1916 has been to encourage home ownership by enabling the prospective home owner to acquire property mainly through labor.

“It is a fact that the ownership of property and the participation in its development and increase in value,” says Mr. Miller in his Conclusion, “has called forth the energy of labor in the United States. In the ‘Forties’ the Homestead Laws of the United States were in their formative stages. They gave away land; men worked on it and created communities; the communities created powerful States and the States have made the United States a powerful nation. Had the United States followed the example of England in rent subsidy and philanthropic legislation, it would probably be a subject nation today. Had England, when it began its series of governmental interferences in 1851, each of which has played its part in producing the present lamentable state of affairs, entered upon a policy of wider division of property, it would not have gone into the War with but 15% of its land under cultivation and emerged from the war with an industrial crisis. It is to no avail that a series of British Acts were undertaken, all of which had a philanthropic motive and all of which were attempts on the part of the Government to better the conditions of the submerged tenth whose wretchedness of environment as set forth by Gen. William Booth of the Salvation Army horrified the civilized world toward the end of the last century. The acts produced these consequences notwithstanding the motives.

“The British method killed private initiative, drove capital from the field of investment and made a bad social system worse. Landed interests by dividing portions of their holdings might today hold the remainder at higher values while the citizenry

of the country might today be in a position of hope and energy through possession of property in the increasing value of which the citizenry, as well as the state, would be sharers.

"The present state of inefficiency of labor cannot be wholly attributed to the war and we cannot look for the pendulum to swing back and a balance to be struck between the old and the new. Philanthropic legislation may be the undoing of the Anglo-Saxon race. Legislation promoting wider ownership of property can alone call forth the energy necessary for the maximum of production." . . .

"In order that the traditional American policy with respect to the home ownership may be maintained, it is now proposed to solve the urban housing problem by placing adequate long-term banking facilities at the disposal of the would-be home owner." Mr. Miller refers to the Calder, Nolan and Hill bills pending in Congress creating Home Loan Banks and making it possible for Building and Loan Associations to borrow money on their mortgages.

This brief review of the main conclusions set forth in Mr. Miller's noteworthy analysis by no means covers his careful summary of housing and related legislation in England and the United States and its results, but the reader must be referred to the pamphlet itself for more detailed study.

A copy of this important pamphlet is being mailed to each member of the National Housing Association.

IRISH HOUSING GRANTS

The Local Government Board of Ireland has issued particulars of the conditions which will govern the grants to be made to private persons constructing houses under the Housing (Additional Powers) Act, 1919. The grants payable in the case of houses which comply with the conditions prescribed by the Board and which are completed within 12 months of the passing of the Act are as follows: (a) houses containing living-room, parlour and 3 or 4 bedrooms and comprising not less than 920 square feet of floor area—160 pounds per house; (b) houses containing living room and 3 bedrooms and comprising not less than 780 square feet of floor area—140 pounds per house; (c) houses containing living room and 2 bedrooms and comprising not less

than 700 square feet of floor area—130 pounds per house. No grant will be made in respect of any house which has more than 4 bedrooms or a floor area in excess of 1,400 square feet.

INTERNATIONAL GARDEN CITIES AND TOWN PLANNING MEETING

The meeting of the International Garden Cities and Town Planning Association held in London, February 16 to 18, was a very great success. About 150 delegates attended, 40 coming from Norway alone.

The Proceedings of this Conference will be issued shortly and will be obtainable from the International Garden Cities and Town Planning Association, 3 Gray's Inn Place, Gray's Inn, London, W. C. 1, England. Two resolutions adopted at the Conference were of great interest. One was proposed by M. A. Augustin Rey, the well-known French architect, and seconded by Mr. Ebenezer Howard, the founder of the Garden City. It is as follows:

"That, in the interests of the health and social welfare of nations, a policy should be adopted having in view the provision of working-class dwellings required in connection with the industrial undertakings of States, companies and individuals and the construction, simultaneously with that of factories, of dwelling houses for the workmen necessary for the enterprises concerned. This policy to be framed with a view of inaugurating a new era, bringing into more cordial relationship the interests of capital and labor."

The second resolution proposed by Lieutenant-Colonel C. V. C. Hobart, and seconded by M. Rey, relates to the rebuilding of Ypres and is as follows:

"That this Conference, having heard the statement of the Problem of Ypres put forward by Senator M. E. Vinck, cordially approves the proposal to preserve as a consecrated area the ruins of St. Martin's Cathedral and the Cloth Hall and to surround the same with a broad belt of trees; and hopes that future generations will preserve this area as a lasting memorial of the heroes who fell in defence of the cause of Civilization in the Great War of 1914-1918."

Thomas Adams cabled over on behalf of the Canadian Town Planning Institute, an invitation to hold the next annual meeting in Ottawa. It is hoped that that invitation may be accepted, for the meeting of this important gathering in America would be of tremendous value to the cause of Housing and Town Planning in the United States.

WOMEN'S VIEWS

In a circular to Local Authorities, the English Minister of Health says that he is in general agreement with the report of a sub-committee of the Housing Advisory Committee which states that women should have an opportunity of expressing their opinion on the proposed layout of houses to be erected by Local Authorities and on the proposed house plans, including the internal fittings, lighting and heating. He hopes that Local Authorities will take such measures as are practicable to obtain the views of women on these points.

Aware of this recommendation, women who are interested in the housing problem are endeavoring to prepare themselves and others to be intelligently helpful and to make the best of this opportunity to impress their interests and opinions upon the authorities. Through the Garden Cities and Town Planning Association they have issued an excellent leaflet outlining a program of work and study which women throughout the country should undertake in view of the desire of the Ministry of Health that they be consulted with regard to local housing schemes. This program covers: Study, Investigation, Deputations to Local Authorities, etc.; Public Meetings, Propaganda, Methods of Active Cooperation; Encouragement of Appointment of Women Property Managers; Encouragement of Formation of Public Utilities.

HOUSING IN GLASGOW

The housing situation in Glasgow is an intricate and difficult one not only because of the great need for new houses but also on account of the large number of one- and two-apartment dwellings in the slum areas of the city which are unfit for habitation. The number of such houses is estimated at 10,000, from which the tenants cannot be dispossessed until new houses are ready for occupation. And over and above these, 21,000 houses

are so overcrowded as to cause considerable apprehension for the health and welfare of the citizens.

Fully realizing the necessity for immediate action, the City appointed a Committee to go fully into the question and in October last forwarded to the Scottish Board of Health a scheme under Section 1 of the Housing and Town Planning (Scotland) Act, 1919, for the exercise of the powers contained in the Housing of the Working Class Act of 1890. The total number of new houses required was set forth as follows:

(1)	To relieve overcrowding.....	21,000	houses
(2)	To close and demolish individual houses which are uninhabitable.....	3,000	"
(3)	To re-house persons who will be dispossessed by improvement or reconstruction schemes.	7,000	"
(4)	To meet the normal growth of the population during the next three years.....	15,000	"
(5)	To meet the housing of persons who will be employed in new industries.....	5,000	"
(6)	To house demobilized sailors and soldiers....	5,500	"
(7)	To meet temporarily immediate necessities by the erection of timber houses.....	500	"
Total number of houses.....		57,000	

The Scottish Board of Health has signified its approval of the scheme, which embraces the erection of 25,948 houses of 3 apartments, 25,944 of 4 apartments and 5,108 of 5 apartments.

Eighty-seven sites for these houses have been surveyed and selected by the Special Committee and maps have been prepared to be forwarded to the Board of Health for approval.

The approximate acreage for the 56,500 permanent houses amounts to 5,223, upon 587 acres of which 6,513 houses are to be completed within the next 3 years. It is hoped that within 7 years the greater proportion of the 57,000 houses will have been built.

The houses so far designed and contracted for are to be built of brickwork, rough-cast or faced with clay facing bricks and consist of a living room, 2 or 3 bedrooms, a fair-sized scullery, bathroom, larder, coal house and the usual cupboard and closet room.

According to price schedules received for 384 houses the lowest estimates (the houses are to be built in 25 blocks containing 58 tenements, each tenement consisting of 6 houses of 3 rooms and scullery) are:

Total cost, excluding ground, roads and sewers..£286,000
Average price per house.....£744.15s.9d.

The question of central heating and a constant supply of hot water for the tenants is receiving attention, particularly in view of the vast supplies which can be given by the Electricity Department. It is anticipated that a system of hot water supply from their Electricity Stations can be economically utilized both for heating and washing purposes where the housing schemes are within a mile of the works. If this can be done the cost of installing in each house a boiler and tank with the flow and return circulating pipes will be eliminated and the plumbing costs materially reduced.

PROCEEDINGS OF INTER-ALLIED HOUSING AND TOWN PLANNING CONGRESS

Those Americans who are not able to attend the important Inter-Allied Housing and Town Planning Congress which is to be held in London, June 3rd to 11th, and which is described elsewhere in this issue, should not fail to secure a copy of the Proceedings of this Congress. The number of copies of the Proceedings that will be printed is necessarily limited and only those who have filed advance orders can be sure of obtaining a copy.

Persons desiring copies of this important volume would do well to send in now their applications for the Congress Reports and Papers, with draft or money order for 21 shillings, to Mr. Henry R. Aldridge, Secretary, National Housing & Town Planning Council, 41 Russell Square, London, W. C. 1.

DECENTRALIZATION OF PARIS URGED

The Paris Municipal Council at last seems about to take account of the housing shortage which assumes the proportions of a public peril. . . . Thus we see it striving to construct within Paris cheap dwellings and workmen's homes which it would be far better to build in the suburbs. It would be wiser to profit by the demolition of the fortifications, which is now under way, and to extend the limits of the City of Paris so as to include the entire Department of the Seine. This would permit the undertaking of the work of decentralization which is so necessary.

The center of Paris ought slowly but surely to be transformed into parks and gardens. For fifteen centuries human bodies have been hedged up in this space, suffering all sorts of maladies and dying there. Let us now permit natural forces and vegetation to regenerate this ground sown with pathogenic germs by the carelessness of ignorance.

. . . Tuberculosis is above all due to lack of sunlight in dwellings, and tuberculosis is contagious. Hence it is to the interest of all to prevent our fellow citizens from living in dark houses. Well, we shall see whether Paris is built in such a way as to assure to every dwelling its bath of daily sunshine. It is only in streets of 20 meters wide and more, that the height of dwellings does not surpass the width of the public street. The Rue Lafayette is 18 meters wide; the ground and mezzanine floors are only lighted when the sun is exactly above the street. What then shall we say of the much more numerous streets which are not 18 meters wide? . . . And as for the courts—their required width is generally only one-third of the height of the dwellings. The only adjective which fits such regulations is “death-dealing.”

Such are the conditions of the decree of 1902 which did what it could to make almost bearable a situation which was becoming a public peril. In fact, Paris lived, throughout the 19th Century, under the ruling of 1783. According to its terms streets were divided into three categories: those of 10 meters; those of 8 to 10 meters, and those—of less than 8 meters! Along the streets of the first type buildings were allowed of 19½ meters in height; along the second of 15.60 meters; along the third of 11.70 meters. Considering that the most of the streets of that day were only 3 to 5 meters wide, it is seen that it was permitted to build houses of a height equal to 3 or 4 times the width of the street. Thus we may distinctly state that the extraordinary and fatal development of tuberculosis in France during the 19th Century was due to this law of 1783. . . .

The International Congress of Sanitation and Hygiene of Dwellings which met at Paris in 1904 formulated this resolution: “In all urban groups the maximum height of houses shall not exceed the width of streets upon which they are built and courts destined to light habitable rooms shall have a minimum

width equal to the height of the building to which they belong. Paris can only approach this obligatory type of dwelling . . . when a centrifugal movement . . . draws Parisians toward the outskirts, toward the open air, toward health and safety."

* LUCIEN CORNET,
Senator.

"EXTREME URGENCY"

With this title which is the French equivalent for the American word "rush", M. Georges Benoit-Lévy, the head of the Garden City Association of France, has published a new book on the Garden City movement in France. The book, paper covered, contains 50 pages of text in French and 12 of illustrations with a preface by Senator Louis Dausset, President of the General Council of the Seine and author of "Modern Paris". According to the author the present housing crisis in France justifies the title of "Extreme Urgence" for this study, in which will be found important information for quick and cheap construction. The book may be obtained from the National Housing Association by remitting \$1.10.

FRENCH HOUSING EXPOSITION

The Exposition of Housing and Town Planning in England which was held in Paris last January under the auspices of the *Office Public d'Habitations à Bon Marché du Département de la Seine*, and the *Institut d'Histoire, de Géographie et d'Economie Urbaines* of the city of Paris was a great success.

"A large number of senators, deputies, and other dignitaries belonging to the Institute, the Society for Cheap Dwellings, the French Garden City Association, the Association La Renaissance des Cités, and the School of Urban Studies, were represented."

The exposition consisted of a collection of models, photographs, plans, etc., which had been loaned by the British Government, the Garden City and Town Planning Association and the various societies devoted to housing reform.

GARDEN CITIES IN SPAIN

A modified form of Garden City was developed in Spain as early as 1882. It was known as "La Ciudad Lineal", which means The Lineal City. The idea was first promulgated by Don Arturo Soria Y Mata, who published an article setting forth his ideas as early as 1882, in the periodical magazine "El Progreso" published in Madrid. In 1892, 10 years later, a company was formed to carry out this idea. In 1894 sufficient funds were raised to proceed with the work and the Lineal City was started and developed on the outskirts of Madrid.

The essential idea of this scheme seems to run counter to the best town planning principles and practice; for, it involves the stringing out of a city in long, narrow lines—a sort of belt-line encircling existing communities, with either railroad or trolley transportation running down through the center of the developed property, the property to be developed only for a distance of about two blocks on each side of these transportation lines.

The idea and the workings of the scheme are set forth in a pamphlet entitled "La Cité Linéaire", translated into French by Georges Benoit-Lévy. A very full description of this development is to be found also in the Spanish magazine "Civitas" issue of Sept., 1914, in an article by C. Montoliu.

EFFORT TO CONTROL RENTS IN SPAIN

A bill prepared by the Spanish Parliamentary Committee has been introduced in the Chamber fixing a tax on rents of apartments. The measure provides against an increase in the present prices of rents for apartments, as a great proportion of them are for industrial workers. Tenants, according to the bill, can be evicted only for non-payment of rent. A tribunal will be established.

LESSONS FOR RUSSIA FROM U. S. EXPERIENCE

In his book "Modern Methods of Construction of Low-Cost Houses in America," just published in the Russian language and written for Russians, Mr. A. Zakharoff discusses the importance of the housing question in connection with national health, the efficiency and comfort of town life, and the present tendency

to design villages and small towns on the Garden Village plan, allowing each house to have its share of light, air and open space with grass and trees.

He then proceeds to consider the probable future developments of the housing problem as influenced by the war and its sudden demands for the increase in size of industrial towns, and by the activities of the various governments, and of local authorities in facilitating the construction of new houses.

He shows a number of typical plans of modern workingmen's houses developed by architects to meet the sudden needs of this country, and explains the principles influencing the choice of the various types of construction. The plans illustrate houses of wood, concrete, brick and tile, and give instances of houses of various sizes, arranged in rows, or set detached, each in its own plot. Particular attention is given to the cost of construction, and the means of decreasing construction cost.

An important chapter is devoted to details of building, such as the framing of wooden houses, the ready-built house with its parts already prepared in advance for easy fitting, the use of stucco, metal lath, brick-lined frame construction, stone, hollow tile and the like.

In concrete construction, Mr. Zakharoff shows details of reinforced concrete and of the monolithic construction methods of handling concrete, putting it in place, the manner of constructing floors and roofs, and of putting together houses of previously prepared concrete sections; also the use of metal forms, concrete blocks and special bricks and shapes, and the use of the cement gun for coating construction work.

A special chapter is given to the heating of houses, with particular attention to the warm air furnace, which will have a wide application in Russia and Siberia.

The book is written simply and clearly for the use of the non-technical Russian as well as the architect and builder, and is profusely illustrated with working drawings with dimensions. It should have a wide circulation among Russians in America, who are more or less familiar with the superiority of American house construction, and the high standard of comfort which is demanded by even the builders of low-priced houses. The book will also fill an almost unlimited demand in Russia, where tech-

nical works are extremely scarce due to the ravages of revolution and disturbance throughout the country.

Russia, a country of vast area and enormous national resources, will require as soon as the revolutionary period is ended and stable conditions commence, the creative energy and initiative of American architects, engineers and builders. Mr. Zakharoff's book is the first step in an attempt to popularize the American methods of construction of houses suitable for the needs of the average man and his family.

Copies can be obtained from R. Martens, 6 Hanover Street, New York City.

STERLING H. BUNNELL.

HOUSING IN NORWAY

An extremely interesting article on Town Planning and Housing in Norway by Sverre Pedersen, Town Architect of the Town of Trondhjem, is published in the March issue of the Garden Cities and Town Planning Magazine. The following extracts will have special interest for the readers of Housing Betterment.

Speaking of the Town of Trondhjem, Mr. Pedersen says:

"In the outlying parts—residential quarters—where wood is permitted—the size of the buildings is limited to an area of 150 square metres in the first zone, further out we are allowed to build up to 200 square metres. Between the buildings, which may not exceed two stories in height, a distance of about 8 metres is obligatory. For that reason we are, for the time being, prevented from obtaining that effect of continuity which distinguishes the streets in the modern English building, and we are also obliged to construct relatively large stretches of roadway. The spaces between the houses are, as a rule, set out with plants. But we hope in time to limit this space, especially when our town development takes the form of compactly planned residential schemes.

"Whilst we built our new wooden houses relatively small, and generally as semi-detached or single houses, we build our brick houses in blocks or rows, after the English pattern.

"As regards the planning of the houses themselves, I

should mention that we are obliged to sink our foundation walls about $1\frac{1}{2}$ metres into the ground, because of the frost, which otherwise would move the houses each autumn and spring. We also excavate under the houses, and it has become a general custom to utilize this space for storing food-stuffs and fuel. This makes the houses more expensive than if we, as in England, could do without the cellar walls. The low temperature in the winter also necessitates our being extremely careful in the disposition of water and sewer-pipes in the interior of the houses.

"Up to 1910 the housing schemes were modelled on German examples; flats were built—a type of house that is fundamentally foreign to our ancient method of building in two stories.

"In later years we have taken to following English patterns in housing development. It is possible that we have not yet reached any sureness in our new residential planning and may, perhaps, commit errors, which in England have long since been realized and avoided,"

"Private building enterprise ceased with the commencement of the war. In past years the local authority built houses to the total amount of about $9\frac{1}{2}$ million kroner, which is quite a considerable sum for a town with not more than 53,000 inhabitants. For a number of years the municipality has been buying large areas of land, so that we now possess our own building sites and can develop our building without being handicapped by private interests, which are relatively much more powerful here than in England in such matters; for we as yet lack a law corresponding to the English Town Planning Act of 1909. We hope to pass such a law in 1920.

"With the object of building cheaply, the local authority has founded a factory of its own for the manufacture of wooden houses, whereby the period of construction is shortened and the houses become less expensive. The question of a standard house has therefore arisen, and also the question of bringing about variation by means of grouping, so that one can to a great extent utilize houses of the same pattern. Our houses are painted externally with 'Solignum' paint, and it is a problem for Norwegian

architects to find colours that harmonize with the surrounding landscape. We have come to the conclusion that for this reason the general combined tone of the buildings must not be too light against the background of rock and wood, which is generally rather dark."

In a second article in the same magazine, written by Christian Gierlöff, Secretary-General of the Norwegian Housing and Town-Planning Association, Mr. Gierlöff says:

"In building our towns there has also, in the last few years, been a determined break with the old bad habit of building large tenement houses which have made our larger towns gloomy, ugly and unhealthy, spoiling both the effect of our beautiful landscape and the comfort and prosperity of the inhabitants. During the war the building of houses for the masses has, in our towns—owing to the high cost of building—practically entirely been taken over by our town councils. Several of our municipalities have gone in very heavily for the buying of land, and rather heavily for house building. For instance, our capital, Christiania (260,000 inhabitants) has during the last three years—1916 to 1919—built 2,500 houses for a sum of 45,000,000 kroner netto (£2,500,000), £1 per inhabitant, and planned the building of at least 1,000 new houses annually in the years to come.

"These houses built by the municipalities are either let direct at rents subsidized up to 50 per cent., or sold or let to public utility societies on the same basis. Building costs, I feel ashamed to say, are very high in our country, a good deal higher than in England. The municipal letting of houses has many drawbacks. We are therefore endeavouring, as far as possible, to hasten the formation of public utility societies for disposing of the houses in a way that safeguards against speculation. We are trying to form in every town of 8,000 to 10,000 inhabitants and upwards, one public utility society—a sort of municipality within the municipality, a building-municipality with the sole object of building and letting houses—which endeavours to absorb and organize building demand existing within the town: the demand being created by those who

now or later on will form a family and found a home, those who are unsatisfactorily housed and wish to build a better home, those who have immigrated, and so forth. We hope thereby to carry building enterprise forward precisely by those who are most interested, and to enable the communal authorities, in recognition of the communal significance of this cause, to give these societies sufficient support with guaranteed loans, building loans, and capital to start, and in times such as these, sufficiently large subsidies to enable the societies to let the houses to their members for a rental within their means."

An interesting feature of Mr. Gierlöff's article is the description of a row of tiny experimental houses, a sort of "demonstration station" similar to those now being established in England referred to in the article dealing with the English situation published elsewhere in this magazine.

These "demonstration" houses are all alike in size and arrangement. They are very small, namely, their floor space is 2 by 2 metres square and 2.25 metres high. The purpose of building them is chiefly to test the effect of the atmosphere, cold as well as dampness, upon materials of different kinds. As Mr. Gierlöff points out:

"All the small houses are built in different materials, wood, concrete, bricks, etc., with a view to testing the qualities of each. They are built partly by the State, partly by private building-material companies. The doors are double. Outside and inside are glass doors. The windows are double. There is a cellar under each house. The houses have all the same floor-space: 2.00 by 2.00 metres square and 2.25 metres high. There are 24 houses, each of different construction. Each house is heated by means of an electric stove of 2 kilowatt. By means of a thermoregulator the current consumed by each stove is automatically regulated, so that the temperature in all the houses is kept the same (for example 15 degrees centigrade or possibly lower). The amount of energy utilized in each house can be read off separate meters. In addition, the temperature and moisture in the various cavities inside the walls is measured and all meteorological

data of the atmosphere outside (temperature, degree of moisture, direction and strength of wind) is also registered. To the extent in which the result of these observations suggests the desirability of further special examinations, for example, direct measurements of the quantity of warmth which under certain conditions passes through a certain wall-space, such examinations will be put into operation as the work progresses.

"The weather in Trondhjem is good medium Norwegian weather and varies very much. The leader of the experiments is Professor Andreas Bugge. The practical results of this scientific investigation into building materials may prove to be of some interest for the housing experts of other countries."

HOUSING IN BELGIUM

Belgium lost 150,000 dwellings during the war. So far 4,000 only have been erected in the devastated regions, according to Sir Cecil Hertslet, late Consul-General for Belgium in England. In order to promote house building Belgium has allocated 100,000,000 francs for use this year in grants at the rate of 2%. No loan may exceed half the cost of the building, to a maximum of 6,000 francs, and no building so built can be rented at a rent above 4% of the total cost.

BIG BUILDING PROGRAM FOR ROME

In the Daily Consular Reports for January 29, United States Trade Commissioner H. U. MacLean of Rome makes an interesting report of what the Italian Government is doing to supply some of the greatly needed housing in Rome.

The housing problem there reached an acute stage some time ago, due to the almost complete cessation of building during the war while the population itself increased rapidly. Conditions have become especially bad since the signing of the armistice owing to the return of discharged soldiers and the concentration at Rome of new Government departments with large staffs of employees. It is estimated that one-third of the population of Rome is without permanent homes.

Aware of these conditions the municipal authorities have been seeking a solution of the housing problem and the Gov-

ernment has now appropriated a total fund of 92,000,000 lire which is entrusted to a special committee of which the Under Secretary of the Department of Industry, Commerce and Labor is chairman. This sum is to be loaned directly to the various semi-official organizations actually engaged in construction. Provisions are made for the erection of two new Garden Suburbs outside the present limits of the city. An attractive type of cottage has been selected resembling American or English design more than Italian.

Under Government stimulus new construction within the city limits will also be greatly extended. Already plans have been approved for the construction of more than 20,000 rooms.

The Italian Minister of War has ordered the demolition of old forts encircling the city and this has released large tracts, now free for construction purposes.

CHEAP RENTS IN SWITZERLAND

The Municipal Council of Lausanne, Switzerland, has received a proposition from the municipality as to a subsidy of 200,000 francs, including 85,000 francs already given to the Association, La Maison Ouvrière (The Workman's House), which shall construct houses for cheap rent on the ground which the commune ceded gratuitously to it at Pré d'Ouchy. There will be 3 houses containing altogether 30 apartments of 2 and 3-rooms each and, as a rule, having a garden.

CZECHS COMPELLED TO LET ROOMS

Shortage of dwellings in Prague and other large cities of the new republic of Czechoslovakia has forced the Government to take steps toward relieving the situation by enacting a law providing for the compulsory letting of all rooms not absolutely required for the owners of the houses in which they are found. Housing bureaus created by the local municipalities are to receive reports from all householders and landlords detailing the number of rooms occupied or unoccupied under their control and, after an allowance of 2 rooms for each family head with one additional for each adult member of the household has been made, the extra rooms are to be rented through the bureaus. The bureaus are empowered to have the houses

reconstructed so as to make the extra rooms available for tenants and also to requisition superfluous furniture from the householders. The bureaus are to pay the householders rent enough to cover the new tenant's pro rata share of the upkeep of the house or apartment. The tenant may only be ejected by the landlord in case he becomes a nuisance or damages the dwelling or furniture.

A recent report from Prague said that the Cabinet was considering the nationalizing of the lumber trade. Czechoslovakia's normal annual output of timber is estimated at 16,000,000 cubic meters, of which a quarter is for export.

BERLIN'S RENT LAW INEFFECTIVE

Reports found in late Berlin newspapers show that the law limiting increases in rents to 20% of pre-war rates except in cases where the buildings in question have been constructed since January 1 1917, and where the landlords can convince the authorities that they must obtain more in order to keep up their houses, has had hardly any effect.

This seems to be due to the failure of the Prussian Ministry of Public Welfare to work out an efficient way of making the law effective and to the dilatory tactics of the local Commissions supposed to handle the disputes arising between landlords and tenants. In the meantime some tenants have declared that they do not intend to wait for action by the Commissions but will themselves cut their payments to their landlords to the maximum figure laid down in the law. This has alarmed the Housing Association of Greater Berlin and caused it to warn the citizens against taking the law into their own hands and to caution patience.

In order to strengthen the rent law and prevent its being evaded, the Department of Labor came out on March 11 with a series of regulations forbidding under penalty of fines up to 10,000 marks the offering of any premiums for the locating of vacant rooms, the offering of rooms under vague addresses, the asking of bids for rooms and the offering of rooms in connection with the purchase of furniture.

At the same time the Housing Association asked the local Housing Commissions to proceed against the crass evasions of the compulsory renting regulation intended to force the

owners or occupants of big houses or flats to sub-let their extra rooms. It was charged that instead of letting out these accommodations to homeless families, most of the owners were filling them with relatives or friends, thus foiling the intent of the law.

MUNICIPAL LOANS IN AFRICA

An ordinance of the Province of the Cape of Good Hope, South Africa, empowers the Council of the City of Good Hope to make advances to persons of limited means to provide homes for themselves. This advantage is offered only to those whose incomes do not exceed £360, at least four-fifths of which must be derived from actual personal exertion. Such loans must not exceed four-fifths of the value of the house and land, nor shall the total loans to any one person exceed £600. Loans are to be secured by first mortgages bearing 5% interest. A corporation building loan fund may be established for the purpose subject to the provisions embodied in the ordinance.

HOUSING IN THE WEST INDIES

Plans have been completed by the New Trinidad Lake Asphalt Company, Ltd., at Brighton, Trinidad, and construction work is to be started immediately on a model village for workmen of the New Trinidad Lake Asphalt Company, Ltd. and Associated Oil Companies, all under control of the General Asphalt Company of Philadelphia.

The new village will be located on the company's property near the asphalt lake, and will be laid out with all modern conveniences, including streets, water-works, sanitary sewerage, electric lighting, etc. Houses for families will be located in one portion of the village and each house will have a fenced yard where the family can have a kitchen garden. Separate houses with a parcel of land around each house will also be provided for the foremen. The barracks for single men will be built along sanitary lines and will be equipped with toilets, showers and electric lighting. Separate apartments will also be constructed with a separate kitchen for each apartment for small families or married men without children.

The houses first constructed will be occupied by the permanent employees of the Company's plant, but it is contem-

plated to construct sufficient accommodation to house not only the permanent workmen, but also to take care of casual workmen who may be given employment by the company.

The present system of allotting from one-half to one acre of land to the workmen who desire to cultivate a piece of land will be continued as it has been found that these garden plots where crops can be grown on a commercial scale are a great advantage to the workmen who cultivate their plot during their leisure time and provide sufficient ground provisions for their own use and in most cases a surplus for the market.

PROGRESS IN CANADA

"In Canada we are making progress in both of the directions that are of importance, namely in building houses and in promoting a housing conscience and are doing it without injury to private enterprise or serious loss to the Government," writes Thomas Adams, Town Planning Adviser to the Commission of Conservation of Canada. "If that progress is continued we undoubtedly have the opportunity of building up a national housing policy of a very superior kind."

With the nature and scope of the Canadian Housing scheme inaugurated immediately after the signing of the Armistice, readers of *Housing Betterment* have been made familiar. It will be interesting for them to note what Mr. Adams has to say of the manner in which the scheme has worked.

"Nothing has happened in the administration of the project," he says, "to suggest any defect in this system of organization. The one weakness is the want of provision for lending money in the case of any soldier or working man who lives in a local area where the Council is not willing to work under the scheme. Such cases, however, could be met by some arrangement for loans to be granted direct by the Provincial Government to the individual.

"In only one respect has it been necessary to alter the scheme since its passage. In an amendment dated August 23 last provision is made that the whole \$4,500—the maximum authorized on a standard house—may be lent on a house having walls of cement stucco of approved construction or of brick veneer and with roofs of first quality of wooden shingles when laid on asbestos paper. Under the original scheme not more

than \$3,500 could be lent on a house of this character. The reason for this amendment was the high cost of building construction.

"The amount actually borrowed by the provincial authorities to date and the estimates of the probable borrowings for the present year indicate that the whole of the loan of \$25,000,000 will probably be taken up during this year. To this amount there is to be added \$2,000,000 already provided by the Ontario Provincial Government.

"The actual number of houses likely to be built with the \$27,000,000 will be trifling compared with the number required to meet the needs of the next few years but the operation of the Canadian scheme is not having the effect of stopping the erection of houses by private enterprise. In most cities there appears to be as much activity as usual in building of dwellings by contractors and others.

"We are helping in Canada by Government housing to raise new standards and to encourage better methods not only of building houses but of planning land for building. We might build 100,000 houses the same pattern and type as now prevail and make little progress in improving housing conditions. On the other hand we might build 5,000 and make much more real progress."

Most rapid progress under the Act is being made in British Columbia and Ontario. The pronounced success with which it is meeting in Ontario is laid to the fact that there is a special Director of Housing, J. A. Ellis, with technical advisers in charge of the administration of the provincial scheme.

It was not until August, 1919, that actual construction of houses in Ontario was begun, but even with the cost of construction about 125% greater than it was before the war, there were erected 1184 houses in 1919. This number has now been raised to 1,400. Most of the 1919 houses are now occupied; 1060 of them are detached houses and 124 semi-detached.

The total number of municipalities which have passed by-laws under the act and appointed commissions is 99, of which 68 have constructed houses. All others but 2 contemplate construction this year.

The Ontario Commission has published an excellent report of its activities for 1919 which contains, besides the general report, reports of the Chief Architect, Town Planner and Chief

Engineer all of which are full of pertinent matter regarding standards, methods, etc. Of special interest is the statement that in nearly every municipality where houses have been erected the monthly payments for principal and interest including taxes and insurance are less than the rentals for similar houses in the same municipalities.

Unfortunately a snag has been struck in Quebec where the appointment of Dr. Émile Nadeau last year as Provincial Housing Director gave promise of a progressive program. Dr. Nadeau submitted to the Cabinet a program which provided for careful and intelligent regulation of municipal administration of the federal loan. The program was adopted and made the subject of an Order-in-Council in July of last year. It would appear that efforts of real estate and speculative interests to undermine the program have finally been successful, resulting in the Provincial Government's complete discard of Dr. Nadeau's program and the resignation of Dr. Nadeau. The Government has been rather indefinite in its statement of the cause for its action except to accuse the former Housing Director of being visionary and impractical. It now proposes to act merely as disburser of the Federal loan, making no effort to supervise the spending of the money than the minimum requirements of the law demand.

CONGRESSIONAL INQUIRY ON HOUSING

An important step looking toward the solution of the serious problem presented by the acute, nation-wide housing shortage was taken by the Senate on April 17 when it passed a resolution introduced by Senator Calder of New York (S. Res. 350) providing for the appointment of a Senate Committee to investigate the situation and report upon it by December next.

Vice-President Marshall has appointed the following Committee: Senator William M. Calder of New York, Chairman, and Senators Kenyon of Iowa, Walcott of Delaware, Edge of New Jersey and Gay of Louisiana.

The text of the Resolution is as follows:

Whereas, The general construction of houses, manufacturing establishments, and buildings necessary for the development of the nation's resources, the production of essential materials, and the amelioration of present housing conditions, was curtailed by Federal action during the war and is now seriously hampered by an un-

precedented demand for consumables and luxuries which has diverted capital, labor, and materials into nonproductive or nonessential fields; therefore, be it

Resolved, That a committee of five Senators, consisting of three members of the majority party and two members of the minority party appointed by the president of the Senate, is hereby authorized to inquire into and report to the Senate on or before December 1, 1920—

(a) The existing situation in relation to the general construction of houses, manufacturing establishments, and buildings, and the effect thereof upon other industries and upon the public welfare; and

(b) Such measures as it may deem necessary to stimulate and encourage such construction work, to encourage popular investment rather than spending, to foster private initiative in building, and to insure co-operation between labor and persons or corporations engaged in transportation, banking, or other business necessary to the development of such construction.

Such committee is hereby authorized during the Sixty-sixth Congress to sit during the sessions or recesses of the Congress, at Washington or at any other place in the United States, to send for persons, books, and papers, to administer oaths, and to employ experts deemed necessary by such committee, a clerk and a stenographer to report such hearings as may be had in connection with any subject which may be before such committee, such stenographer's service to be rendered at a cost not exceeding \$1 per printed page, the expenses involved in carrying out the provisions of this resolution to be paid out of the contingent fund of the Senate.

“HOME BUILDING FOR WAGE EARNERS”

“Home Building for Wage Earners” is the title of a pamphlet of extraordinary merit prepared by Leslie H. Allen and published by the Fred T. Ley Company, of whose Industrial Housing Department he is in charge. The publication has been prepared for “busy executives with the affairs of large plants on their hands who have had to turn aside and take up the many-sided problem of industrial housing,” because of the importance which that problem is assuming in the readjustment of industrial relations following the War.

After taking up the causes of the present shortage and the influence of the shortage and of housing in general in the present day competition for labor, Mr. Allen shows how many manufacturers who have been compelled to solve the problem by themselves furnishing housing for their men have gone about the enterprise—wherein they have failed and wherein they have succeeded. He discusses various plans of financing industrial enterprises, the respective merits of renting and selling, and methods which are being followed in both cases. He touches upon types of houses and problems of management.

Not the least valuable feature of the publication is the Appendix in which are reproduced the following forms to indicate the methods used by various employers in selling or renting to employees: Purchase Agreement, Deed, Time Note, Demand Note, Mortgage, Supplementary Agreement and Assignment of Bank Shares, all of these being of the Indian Hill Company at Worcester, Mass.

Land Contract, Agreement for Monthly Payroll Deductions Deed, Agreement to Rebate 20% and other details of sale, Mortgage, Promissory Note secured by same, Third Mortgage, Promissory Note secured by same; all of these being of the Goodyear Heights Realty Co., Akron, O.

Land Contract of the Buckeye Land Company, Youngstown, O.; Lease of the Fairview Realty Co., subsidiary of the New York Shipbuilding Co.

A copy of this 56 page pamphlet is being sent to each member of the National Housing Association.

UNIVERSITY COURSE IN CITY PLANNING AND HOUSING

The University of Wisconsin is now offering a thorough course in City Planning and Housing under Prof. Leonard S. Smith. The course is divided into four parts, the first treating of City Planning, the second of the Housing Problem in general, the third of Industrial Housing and the fourth of Parks and Playgrounds. Under the head of City Planning there are lectures on ancient, mediaeval and modern planning, the latter covering the best city plans in Europe and the United States which are analyzed in detail. The subject of housing in general will be covered in 9 lectures touching upon the problem as it is known in cities and towns of various sizes as well as in rural districts. The course on industrial housing in 18 lectures will be particularly interesting, including a study of English Garden Cities and the larger modern industrial villages in the United States.

A SOLUTION OF THE FINANCING PROBLEM

"THE HOLYOKE NATIONAL WAY"

"Applying a little horse sense to a very serious problem," to use the words of its president, George C. Gill, the Holyoke

National Bank, Holyoke, Mass., has evolved a plan for financing private home building which, if carried out on a national scale, should go far toward solving the housing problem.

One of the strongest points of the plan is its simplicity, though it represents an innovation in the field of banking which indicates rather more than "horse sense" in its promoters; it means that Holyoke National Directors have a human interest in their depositors and a patriotic interest in their community sufficient to impel them to undertake a little more work than necessary to get the interest on their money—a little more work than bankers heretofore have been willing to undertake.

In this connection it is interesting to note that Chicago is calling earnestly upon her bankers to assist in the solution of her housing problem by underwriting a \$15,000,000 project which has been recommended. "The business community is united in the opinion," says the Chicago Real Estate News, "that the \$15,000,000 asked is vitally necessary to avert city-wide disaster. The people of Chicago whose funds make banking possible and profitable demand relief from the housing peril. And relief is possible only as the bankers release for home building the necessary funds."

As though written in answer to such a demand are the words of President Gill of the Holyoke National:

"It is not usual for a national bank to make loans of this kind (though permissible) but this bank was formed 48 years ago to be of benefit and convenience to the business interests of this vicinity.

"The money which will be used for this housing purpose is yours, and held by us as your trustee, to be invested wisely for your account, and we know of no better investment of those funds than in a home of your own, for the benefit and comfort of yourself and family."

The Holyoke plan cannot better be described than by quoting from the literature which the bank itself has been forced by popular demand to publish. When Mr. Gill first evolved the scheme it was with no thought of its having more than local application, but its announcement was hailed with such a flood of inquiries that a descriptive pamphlet has been issued and given national circulation.

"The bank," it explains,

"will make a construction loan to any approved builder, for any family in Holyoke, South Hadley Falls, Chicopee, Chicopee Falls or Willimansett, who have \$1,000 on deposit in its savings department for the six months preceding the decision to build.

The lot must be not less in size than 50x120 feet or 60x100 feet. This will give plenty of room for a garden. The house and land must cost not less than \$5,000 with all necessary modern improvements.

If a two-family house is desired, a deposit of \$2,000, or thereabouts, must have been on deposit for the same period, and the house and land to cost not less than \$8,000.

The money on deposit is to be used to purchase the lot, start the house, or both. The location must be subject to the bank's approval, and all houses connected to sewers.

All applicants must be American citizens, or at least have their first papers to become such.

For building purposes, the Holyoke National Bank will use one half million dollars. After the house is completed and approved, the bank will make an effort to get the owner a savings bank loan for 50 per cent. of the actual cost of the house and lot. The difference between the savings bank loan and the cost of the property, less the amount of the owner's money used, the Holyoke National will carry for 6 per cent. interest, payments to be made weekly or monthly, as may be arranged.

NO STRINGS TO PROPOSITION.

On the basis of a single house at \$5,000, the process will be as follows: The home owner will have \$1,000 of his own money that he will pay to the builder to start the house. This insures his good intentions to go through with the deal. The bank will advance the remaining \$4,000 to the builder as a construction loan to complete the house. When the house is finished a savings bank loan of \$2,500 will be negotiated. In addition there will be the original investment of \$1,000 by the owner, making a total of \$3,500. Then the Holyoke National will have an interest, always through the builder, of \$1,500 in the property to be paid off in weekly or monthly payments.

The bank officials expect a total investment of \$1,250,000 in home building operations if depositors take full advantage of their offer. This is divided in three ways. First will be the \$250,000 of the home owners, of which \$1,000 will be required for a one-family dwelling and \$2,000 for a two-family house. Then will come \$500,000 of Holyoke National money and finally \$500,000 of savings bank money as represented by first mortgages.

There are no overhead charges, no costs, no fees, no strings at all to the proposition. There are no commissions for brokers and what is more important, there will be no mulcting of owner or builder through the rather sharp but legitimate process of forcing excessive discounts on second mortgages."

From the point of view of those interested in housing as a sociological problem, it is gratifying to note the conditions which Mr. Gill (for the entire plan represents largely the thought of Mr. Gill) has imposed upon the would-be home builder. In the first place the house must be connected to sewers and must be modern throughout; in the second place the size of the lot has been prescribed so as to insure sufficient space for a garden or chicken yard. Mr. Gill says that while a man is planting, watching and caring for a garden he is em-

playing his time profitably. Also he is helping to reduce the burden of payments on his home by cutting living costs. By insisting on a garden plot he believes he is offering one of the short cuts to home ownership. In the third place, the plan indirectly forwards Americanization by providing that "All applicants must be American citizens, or at least have their first papers to become such."

"Is the plan successful? Has it met with popular approval? Is it worth while? There is only one answer and that is spelled in terms of results.

"Today in the territory specified by the Holyoke National Bank, and that territory does not include Springfield, there are 31 homes being erected under the 'Holyoke National Way of Independent Housing.' Mr. Gill expects the \$500,000 fund to add more than 100 homes for Holyoke workingmen to the city's assets this year.

"When it is remembered that the housing plan has been in operation only a matter of a few weeks, and when consideration is taken of the frightful weather this winter, it is apparent that there is some interest in home building if a suitable means of financial assistance can be evolved."

PRICE OF "A MODEL HOUSING LAW"

In the last issue of Housing Betterment announcement was made of the publication by the Russell Sage Foundation, New York City, of a revised and amplified edition of "A Model Housing Law," by Lawrence Veiller. The price of the new volume was announced as \$2.50. Owing to increased printing costs we are asked to announce that the book sells for \$4.00, which is at cost.

NEW YORK GRAPPLES WITH RENT PROFITEERING

To the seriousness of the rent situation in New York, nothing testifies more strongly than the grist of legislation ground out in the last session of the State Legislature in the effort to arrive at a solution. Approximately 120 rent bills were introduced. Of these, 12 became laws.

They went into effect on April 1 and, thus far, seem to be giving good results. However, they touch only the sorest spots of the landlord-tenant relations and do nothing toward overcoming the shortage of dwellings which has made the acute rent situation possible. The fundamental problem is still unsolved. It is really a series of three problems each requiring a separate solution—high cost of building materials;

high cost of labor and a seeming reluctance upon the part of labor to work to maximum capacity; and the shortage of money available for building purposes. The action and interaction of these difficulties have been clearly brought out in the several investigations that have been held. A number of solutions have been offered which will be touched upon later.

As methods of treating the rent-profiteering situation through legislation the 12 rent laws deserve further comment. The two which were the storm center of opposition were those dealing with the 25% increase in rent.

The first of these, in effect, provides that in case of leases of one year or less, the landlord cannot avail himself of summary proceedings for non-payment of rent unless the rent involved is no greater than the amount paid by the tenant for the month preceding the default or has not been increased more than 25% in one year.

The second permits the tenant—the defendant—in an action at law for the recovery of rent to set up the defense that it is unjust and unreasonable; and “where it appears that the rent has been increased more than 25% over the rent as it existed one year prior to the agreement, under which the rent is sought to be recovered, such agreement shall be presumptively deemed unjust, unreasonable and oppressive.” In other words, the burden of proof that more than a 25% increase is not unjust is placed upon the landlord. Both of these laws apply to cities of the first class and adjoining counties.

A third bill provides that the burden of proof that a tenant is objectionable when summary eviction is sought on that ground is shifted to the landlord.

In cases where an agreement between landlord and tenant does not specifically mention the duration of the tenancy, it is provided in a fourth measure that this shall continue until October 1 following occupancy.

In order to prevent landlords from working undue hardship on their tenants in cases of disagreement as to rent, etc., the fifth measure amends the penal law to make it a misdemeanor punishable by a fine of \$1,000 or one year's imprisonment, or both, for a landlord to deny a tenant “natural and normal service” such as heat, water and operation of elevator.

Some confusion has existed heretofore in the definition of

a "monthly tenant" and a "tenant from month to month." It was held by the courts that the former must have 20 days' notice to vacate and the latter 30, while nobody was able to define the difference between the two. One of the new laws requires that 30 days' notice must be given in either case.

The purpose of a seventh measure is to simplify the procedure where a temporary stay has been granted after the entry of the final order in case of non-payment of rent, interest, taxes and assessments. As it stood, the law said that the stay might be effected by payment of the amount due, but did not say to whom the payment should be made, thus making it possible for the landlord to evade the law by refusing payment. The amendment requires the deposit of the amount with the clerk of the court who thereupon turns it over to the landlord.

Another of the new laws refers to summary proceedings by landlords to recover possession of property owned by them. This amends the Code of Civil Procedure which allows a tenant to set up a counter-claim to a legal or equitable defense but gives the court no power to make a final order or give judgment but merely to determine that counterclaim is good. The amendment makes unnecessary a separate action to secure judgment, by enabling the court to give affirmative relief where the defense or counterclaim is established.

That section of the Real Estate Law under which a landlord might recover double penalty from a tenant holding over without his consent is repealed by a ninth measure.

Another of the more important laws provides that a tenant may make application for a stay up to six months and the judge in his discretion may grant it, provided the tenant deposits with the clerk the amount of his rent and proves to the satisfaction of the court that he has diligently sought to secure suitable premises for himself and family and has failed through no fault of his own.

The last two of the 12 bills relate respectively to eviction of tenants by landlords and to the action known legally as ejectment. The first of these is an amendment to the Municipal Court Code and extends the period of the stay which the court may grant from 20 to 30 days and makes it apply to all cases of eviction whether they deal with lofts or dwelling houses. The purpose of the last of the 12 laws is to give the

tenant a defense in case the landlord goes to the Supreme Court and tries to eject him. It provides that the tenant may set up the defense that the rent is unreasonable and unjust and the agreement oppressive. It permits the tenant to make an oral answer before the Clerk because in many cases the tenant would be unable to prepare his answer and the expense of retaining an attorney would be a hardship.

Since the laws went into effect on April 1 the New York City courts have been swamped with cases and in nearly every case the tenants have won a compromise acceptable to both parties.

In one court in the upper Bronx, for instance, 500 cases were heard in one day and the tenants won a sweeping victory. Most of the cases were the result of effort on the part of the landlord to evict the tenant. Thirty per cent. of the cases resulted in extension for the tenants to find new locations; in 10% of the cases compromises were effected; 20% were dismissed for faulty papers and 40% were continued for various reasons.

Reviewing the situation in the courts briefly in its issue of April 17 the Record and Guide said: "After it was found that the magistrates continued to follow the same general practice of allowing only 25% raises in rentals over those of April last year, the number of cases in the courts began gradually to decrease. In the Fourth District Court there were 10 cases as compared with 100 a week ago, and in the Second District court there were 10 as compared with 400 last Monday. The Mayor's Committee on Rent Profiteering, which had 1200 cases before it on Monday had 400 cases yesterday. There were only 108 cases before Justice Leary in the Sixth District Court compared to five times that number a week ago."

In the meantime further legislation has been introduced in the State Legislature. The two most important refer to the establishment of Rent Commissions. The first of these provides for the establishment of a Rent Commission of 7 members in every city of the first class, each commissioner to receive a salary of \$5,000 and a Secretary to receive a salary of \$3,000. The most notable feature of this bill is that it seeks to establish that all rental property is affected with a public

interest and that all rent charges, therefore, all services, terms and conditions of occupancy, etc., are matters of public policy.

The second refers to rents in any city of a population of a million or over. It provides for a commission of 5 members to be appointed by the Governor. It provides for the determination by the Commission as to whether rents and other charges for occupancy are fair and reasonable and permits an appeal to be taken to the Supreme Court.

The third proposed statute is to be known as the Rent Commissions Law. It provides for two rent districts; the first to include all cities of the first class containing more than 1,000,000 inhabitants and the second to include all other cities of the first class. Each Commission is to consist of three salaried members appointed by the Governor.

One law designed to touch the problem of the stimulation of new building which gave promise of passage as the Legislative session drew to a close provided for the exemption of mortgages up to a value of \$40,000 from the State Income Tax. It is similar in form and purpose to a bill pending in Congress. Financiers and representatives of loaning institutions assert that there would be plenty of money available for building should this bill pass. Richard M. Hurd, President of the Lawyers' Mortgage Company, predicted that his concern alone would make loans for building purposes aggregating \$3,000,000 in the present year should this bill be enacted and that the total would run to \$15,000,000 or \$20,000,000 if Congress passes the Calder-McLaughlin bill to exempt mortgages from the Federal income tax.

It is explained by financiers that because of the Federal and State income taxes private funds, from which ordinarily about 75% of the money for construction work comes, have been withdrawn from mortgages because the income from them has been reduced to so low a figure—sometimes as low as 2%.

Further, they say, such building loans as will be placed will be figured on not more than 60% of the present cost of buildings, leaving 40% to be provided by the builder himself, due to the fear that prices of wages and materials may come down in two or three years and buildings put up now will have to meet the competition of those of cheaper construction. Speculative builders upon whom rests the burden of supplying the moderate priced apartment buildings of which the city

stands so sorely in need are not, it is said, in a position to supply 40% of the money needed to build the necessary number. All construction, practically speaking, is going into high class apartment houses commanding such fancy rentals that their owners can afford to meet all the demands of present day prices. Figures on the building operations since January 1 bear out this statement.

In the meantime various other proposals to increase the housing facilities in the city have been received from many sources. Edward P. Doyle, Chairman of the Budget Committee of the Real Estate Board of New York proposes the building of \$30,000,000 worth of homes on vacant lots which could be leased from the city. The city to lease its available land at 4% on appraisals to be made by experts of the Department of Finance and a building loan company with a capital of \$30,000,000 to be organized—\$5,000,000 to be paid-in stock and the remainder installment stock. The proposal has not been taken seriously.

There have been made repeated efforts to break down the tenement house laws in order to permit of the cheaper alteration of old-law and single-family apartment houses, thousands of which are said to be vacant because of present unfitness. Thus far none of these efforts have succeeded.

POPULARIZING ARCHITECTURE

Architects of Minnesota with the endorsement of the American Institute of Architects have taken a step which holds promise of great service to the field of housing by organizing and actively promoting "The Architects' Service Bureau of Minnesota, Inc." Impressed with "the increasing demand for better architectural design in small homes and the fact that home builders with limited sums of money to spend deserve the utmost protection and direction of their home-building dollars" a group of practising architects representing 14 well known offices in Minnesota and the Northwest, conceived the idea of incorporating to produce through cooperative organization and production well-studied specifications, details and complete service for small homes. They propose that the character and quality of this service shall equal that furnished to clients who spend much larger sums of money and employ

an individual architect. Because of large production and distribution the Service Bureau is able to effect decided savings in the cost of plans and service rendered, which is passed on to home builders in lowered cost.

One means of securing distribution of the service is by the circulation of an illustrated magazine entitled "Your Home" in which they are trying to show the home builder step by step what he is expected to do in home building and what he may expect from others. The magazine is being published as a co-operative undertaking by the Service Bureau and the Journal of the American Institute of Architects. The first issue of this little magazine containing 24 pages, with 17 plans and elevations of small houses was issued on May 3; price 20 cents. Apply to Architects' Service Bureau, 716 Fourth Avenue South, Minneapolis.

VISITING HOUSEKEEPERS EFFECTIVE

After a full year's experience with three visiting housekeepers the Cincinnati Better Housing League regards this plan as no longer an experiment but a piece of work that has proved its effectiveness. It has now become a permanent phase of the League's activities.

Each of the League's Visiting Housekeepers is given definite territory to work in. She first makes a survey of every house in her district, entering upon proper cards essential information with regard to each house. She makes the acquaintance of the tenants in her district as well as of the landlord. Where she finds tenants ignorant, careless or destructive it is her business to teach them to improve their housekeeping conditions. Where she finds defective conditions which should be remedied by the owner she personally interviews him explaining the work she is trying to do, the service she is rendering and asks in return that he make the repairs which she recommends. In 80 per cent. of the cases so far handled it has been possible to get results through persuasion. Where obstinate landlords are encountered, the cases are referred to the proper city department for action.

During the past year a careful system has been effected for recording work definitely accomplished. The visiting housekeepers enter each month on a specially prepared report sheet

every item of work done, indicating whether the condition was brought to the League's attention by complaint and if so, whether the complaint was made by the tenant or landlord; by whom the improvement was made, tenant or landlord; whether the work was done entirely by persuasion or through the co-operation of one of the city departments. From January, 1919, to January, 1920, 2267 defective conditions in houses were remedied, mostly by landlords, but in some cases by tenants, through purely persuasive methods. In addition to this, desirable changes have been made in the housekeeping methods of tenants and in the relation between tenant and owner. The following is an itemized summary of the various improvements effected:

Number of houses inspected.....	2796
Parts of houses (walls, yards, rooms, etc) cleaned.....	952
Parts of houses repaired.....	537
Parts of houses painted.....	340
Damp rooms vacated.....	3
Dark rooms vacated.....	7
Houses torn down.....	16
Privy torn down.....	4
Catchbasin toilets abolished.....	2
New flush toilets installed.....	16
New sinks installed.....	53
Gardens planted and flower boxes made.....	29
Houses remodeled.....	6
Miscellaneous improvements.....	302
Visits to families.....	2362
Housekeeping improved.....	152
Back rent paid up.....	115
Removed to better quarters.....	93
Room overcrowding eliminated.....	27
Cases of sickness and want discovered and reported for relief.	61
Owners requesting visiting housekeeper service.....	64
Owners endorsing visiting housekeeper work.....	189
Caretakers supplied.....	15

This summary does not include conditions remedied through co-operation of city departments. In approximately 20 per cent. or 600 cases out of the total of 2,865 handled, the conditions were reported to city departments and remedied through their prompt co-operation.

Aside from the chief purpose of this work, namely, educating tenants to take better care of their homes, one of the most important results of the visiting housekeeper work is the reaction of real estate men and owners. Many who ordinarily would oppose the efforts of a housing organization are strongly

in favor of work of this kind. It convinces them that the organization understands the difficulties of the landlord who has to deal with ignorant or careless tenants and that it is ready to safeguard the interests of the landlord as well as those of the tenant.

Local social service agencies have found the visiting housekeepers a valuable ally. The League receives so many requests for visiting housekeeper services that it has been necessary to explain that the League can handle only such complaints as fall within the districts assigned to the visiting housekeepers. This is necessary in order that the work may not be so scattered as to be ineffectual.

Another important advantage of visiting housekeeper work to a civic organization interested in improving housing conditions in any community is that it enables them to keep closely in touch with the kind of work the city departments are doing and to know whether they are actually getting things done or are merely issuing orders. In the case of Cincinnati the co-operation between the Better Housing League and the city departments is so unusually good that a check-up is unnecessary, whereas in a community where city departments were not functioning effectively, this feature of the work would be of the first importance.

BLEECKER MARQUETTE,
Sec'y, Cincinnati Better Housing League.

DEFECTIVE HOUSING VS. POOR FEEDING

In a small book on "Defective Housing and the Feeding of Children" (published by George Allen and Unwin, Ltd., London) Dr. J. Lawson Dick brings forward the conclusion that housing is a far more serious factor than feeding. He says, "it is difficult to avoid the conclusion that defective housing and slum dwellings are the essential cause of rickets while defective feeding is a contributory and aggravating factor. If the retarding of the growth and development of the people were due almost entirely to the deficiency of vitamins we might well concentrate on that matter and not spend millions on housing schemes which could wait for more leisurely treatment."

WALT MASON ON HOUSING

Oft I hear discordant slogans, hear the loud and sad lament; men are wearing out their brogans hunting houses they can rent. Every village, town, and city sees the same discouraged crew; and it seems to me a pity that good houses are so few.

In my native burg, Empory, I see women chasing round, and they tell the same old story—houses simply can't be found. And the same sad word is spoken everywhere I chance to roam; from Topeka to Hoboken folks are hunting for a home.

When they're sick and tired of chasing, when their souls with woe are filled, maybe they will do some bracing; maybe they'll decide to build. Rents are higher now than ever and the prices won't slump back, and that man is really clever who will build himself a shack.

"But the cost!" I hear men yawping; and they put up thoughtless roars, for they never have been shopping at the modern lumber stores. Building goods today are cheaper than all other goods you buy; all commodities are steeper—ask the lumber dealer nigh.

Moneyed men are often questing for gold bricks, and dern the price; always ready for investing in blue sky and pickled ice. If they'd build a lot of houses they might dwell in Easy street, where the catawampus browses, and the dingbat's song is sweet. Every time they'd build a dwelling crowds would come, and still increase, crying, clamoring, and yelling, begging for a five-year lease.

There's no better proposition than this thing of building homes, and the fact should find position in the plutocratic domes.

And the man with modest bundle should be renting nevermore; he should take his wad and trundle to the lumber dealer's store.

There should be a boom in building such as we have never seen; palaces with ornate gilding, modest homes, all painted green.

MUNICIPAL HOUSING

The rent profiteering situation and housing shortage have resulted in various movements for State and Municipal Housing, but progress in this field in the United States is destined to be slow not only because of lack of precedent but because of constitutional difficulties. In only one State has State housing been undertaken and that is in Massachusetts, but only after a Constitutional amendment made it possible.

Proposals for State and Municipal housing have been made during the present legislative session in New York, New Jersey and Minnesota. There appears to be some likelihood of the passage in New Jersey of a law to enable municipalities to acquire land and erect dwellings thereon and to issue serial or term bonds for the purpose and providing such bonds shall not be made a part of the bonded indebtedness of the city nor be limited by its general bonding power. The act also provides for a special election upon request of 10% of the legal voters at the last general election to submit the question for the adoption or rejection by the City of this proposed supplement to the Home Rule Act.

A State Aid plan for salaried workers in Minnesota who wish to build homes and pay for them by instalments similar to plans in operation in Ontario, Canada and in Scotland, using a municipal housing commission in each city or town is the plan which has been advocated in the Minnesota Legislature. It is suggested that the State raise a fund by issuing 4% certificates of indebtedness or bonds for public subscription. The fund would be available at 5% interest through the local housing commission which would be responsible for making sure of the individual's character and credit, and that the home proposed was of standard design and economical. The buyer would repay the housing commission in 20 years at 5%, the commission repaying the State treasury. The extra 1% would apply largely as insurance against losses.

At a meeting of the Board of Estimate of New York City on March 6 a resolution was passed requesting the Corporation Counsel to advise the Board whether the City has the power to meet the need of the people for houses by constructing apartments upon City-owned land and renting the same at rentals to

yield such a percentage of the cost as would make the enterprise entirely self-supporting. Attention was called in the resolution to the fact that the City of New York has appropriated many millions of dollars in corporate stock for docks upon a basis which insures a rental return that makes the investment self-sustaining by securing a rental of $7\frac{1}{2}\%$ upon the cost of the improvement.

In response to this request, George P. Nicholson, Acting Corporation Counsel replied that after careful and thorough examinations of the adjudications not only in the State of New York but in other States which throw any light on the subject, he concurs in the opinion of one of his predecessors that the City has not the power to construct and rent municipal apartment houses and that legislation attempting to confer such power would be unconstitutional.

The basis of the opinion is that the City cannot engage in an enterprise that is not "a city purpose" within the meaning of the Constitution and that clearly the proposed enterprise would not be a City purpose in that its direct benefits would accrue to but a small portion of the population, even though indirectly it might improve the general welfare.

In regard to the reference to the appropriation by the City of millions of dollars for docks for rental purposes, Mr. Nicholson says: "The exercise of such power by the city cannot serve as a precedent for legislation attempting to authorize the construction of apartment houses by the City for rent. The improvement and renting of waterfront property is done under statutory authority and is in discharge of the duty resting upon the City to develop the commerce of the port. The leasing of such property was held to be for a public purpose as the lessees themselves are discharging important public functions as common carriers.

A similar situation has developed in the city of Buffalo and Corporation Counsel Rann of that City has advised the local authorities there along similar lines.

In conclusion, however, Mr. Nicholson suggests a constitutional amendment which would make possible such action by municipalities within the State, prefacing his suggestion with comments upon conditions which, in his opinion make such undertaking on the part of municipalities desirable.

"Municipal housing," he says, "is one of the many grave industrial and social problems the Great War has precipitated and which will require bold initiative and constructive legislation of a high order to meet and properly solve.

"Unhealthy living conditions resulting from overcrowding as is generally admitted not only breed disease but constitute the chief cause for industrial unrest.

"To remedy these conditions the Constitution (Article VIII, Section 10) should be amended in such manner as to permit the cities to incur indebtedness for the particular purpose. This I think can be done by inserting in the second sentence of said section the words underscored in the following draft of a proposed amendment:

"This section shall not prevent such county, city, town or village from making such provision for the aid or support of its poor, *or for adequate housing facilities for the use of and to be rented to its inhabitants*, as may be authorized by law.'"

STANDARDIZED BUILDING MATERIALS

War construction emphasized among building material manufacturers, architects and engineers, a long-felt need for standardization of building materials and parts, for the coordination of structural activities and the correlation of data relative to the building industries. Accordingly a number of the leading building material manufacturers have organized a Structural Service Bureau with offices in Philadelphia and have placed at its head as architectural advisor and structural standardist D. Knickerbacker Boyd, architect, who during the war served with the U. S. Housing Corporation as Chief of its Materials Information Section.

In an announcement published recently the bureau set forth its objects as follows:

Visits to the sources of production and study of manufacturing methods and details;

Recommendations for tests to definitely determine various characteristics;

The development of new uses and improvements upon old wherever possible;

- The study of shapes, sizes, thicknesses, weights and space requirements;
- Establishing means of identification for requisite classifications and grades;
- Standardization for prevention of lost motions and wasted material and for lessening the number of patterns, types and finishes;
- Preparation of basic specifications and detailed drawings for the most advantageous use and the best methods of installing each particular product.

And finally after fullest cooperation in their preparation, the Bureau arranges for issuance in authoritative form, of a progressive series of Chapters containing all this information for distribution by the producers and manufacturers to architects, engineers, constructionists and owners.

UNIVERSITY COURSE ON HOUSING

The course of lectures on housing given by the Cincinnati Better Housing League in cooperation with the Department of Industrial Medicine and Public Health of the University of Cincinnati was completed in February. The course consisted of 15 lectures, with assigned reading in connection with each lecture and with a field trip required of regularly enrolled students. The lecture course reached approximately 150 people; the average attendance at each lecture varied from 30 to 50.

The course served an important purpose in interesting the community in the matter of housing and probably contributed to the fact that there are few subjects which are at the present time attracting more public attention in Cincinnati than housing. Practically every lecture in the course was given publicity in local newspapers. The Sanitary Inspectors of the Health Department were required by the Health Commissioner to attend regularly.

The list of lecturers in the course together with their subjects follow:

- "The Early History of Housing—Rome, Greece and the Middle Ages". Bleeker Marquette, Executive Secretary of the Cincinnati Better Housing League.
- "Housing and Health". Courtenay Dinwiddie, Executive of the Social Unit Organization.

- "Glimpses of One City's Bad Housing"—Illustrated. Bleecker Marquette.
- "Importance of Housing Legislation in Improving Housing Conditions". John Ihlder, Secretary Philadelphia Housing Association.
- "Enforcing a Housing Code". George R. Hauser, Commissioner of Buildings, Cincinnati.
- "Building Low-Cost Homes for Wage Earners"—J. G. Schmidlapp, President, The Cincinnati Model Homes Company.
- "Effects of Bad Housing on the Community". Mrs. Albion Fellows Bacon of Indiana. Author of State Housing Law of Indiana.
- "Safety in the Home". G. H. McClain, Director of Safety, Department of Industrial Medicine and Public Health, Univ. of Cincinnati.
- "Importance of Housing to Industrial Efficiency". Dr. O. P. Geier, Director Employees' Service Department, Cincinnati Milling Machine Company.
- "The Real Estate Man's Point of View". Walter S. Schmidt, President, Cincinnati Real Estate Board.
- "Housing in Japan"—Dr. Shiro Tashiro, Professor of Medicine, Medical College, University of Cincinnati.
- "A Program for Housing Advance". Charles B. Ball, Chief Sanitary Inspector Chicago Health Department.
- "Financing Home Building". K. V. Haymaker, formerly Financial Advisor to U. S. Housing Corporation.
- "Housing Developments of the Federal Government During The War". Bleecker Marquette.
- "Housing and City Planning". Prof. H. F. Janda, Professor City Planning Department of Engineering, University of Cincinnati.

The course attracted attention from other cities and many inquiries have been received about it, including three from France, Canada and England, respectively. The League hopes to be able to have the lectures printed for distribution to those who have expressed special interest in the course. It is fairly certain that the course will be repeated next year. Dr. Wm. H. Peters, Cincinnati's Health Commissioner, has expressed a desire to have the course given next year at City Hall in coöperation with the Health Department.

IT PAYS TO ADVERTISE

Sales of stock in excess of \$10,000 were made by the Octavia Hill Association of Philadelphia recently as the result of an ad-

vertising campaign conducted through one of the city newspapers. The fund for the campaign was donated by one of the patrons of the organization. A series of attractive advertisements setting forth the objects and accomplishments of the Association and calling attention to the fact that the organization represents "a humanitarian idea that is making money", were run for a period of 10 days in the morning and evening editions of the paper. They not only solicited stock subscriptions but suggested as other means of promoting the work that interested individuals purchase property of the type handled by the Association which it might improve and manage, or that property of this type already owned by such individuals be given over to the management of the Association.

PROBLEMS OF FINANCING

For all those interested in the numerous and frequently unfamiliar problems connected with the financing and management of community or industrial housing projects, the Pennsylvania Chamber of Commerce through its Housing Bureau has performed an invaluable service by the publication of two pamphlets in which the most improved methods now in vogue throughout the country are thoroughly, though concisely covered. These publications, "Plans of Financing Home Building Projects" and "Organization, Administration and Operation of Community Housing Companies" were prepared by the former Director of the Housing Bureau, Ritchie Lawrie, Jr., and may be obtained by application to the Pennsylvania State Chamber of Commerce, Telegraph Building, Harrisburg, Pa.

In the first pamphlet are outlined six methods of financing a housing project—the first four applying particularly to community enterprises and the last two to industrial enterprises. Under each plan, the following phases are treated: Capitalization, First Mortgage, Second Mortgage, Initial Payment, Liquidation, Revolving Fund and Income. Practically all of the plans are adaptable to both large and small concerns.

Certain features are enumerated as prominent in the financing of all Community and Industrial Housing companies; namely—

1. A strictly business organization—not a philanthropy nor a charity.

2. No watered stock or gift stock in any form.
3. Dividend payments on the investment capital limited to a fair rate of interest, usually ranging from 4 to 6%.
4. Funds to be used to the fullest extent in providing homes for workers.
5. Elimination of all loan discounts.
6. Profits limited to reasonable and legitimate fees for services rendered by the Financing Company and the home building agencies.
7. Prevailing interest rates to apply against all loans.
8. The books of the Financing Company to be open to all stockholders.
9. (In Pennsylvania) All such companies, whether incorporated or not, are subject to the supervision and control of the State Banking Department as provided for in Act No. 389, enacted by the Pennsylvania State Legislature, Session of 1919.

The pamphlet on "Organization, Administration and Operation of Community Housing Companies" goes minutely into the details of all phases of the undertaking, treating them under an organization chart which covers both the temporary and permanent organization. The temporary organization is described as consisting of a Housing Committee springing from a Chamber of Commerce or other qualified organization, which Committee shall have the following Sub-committees: Survey, Land, Plans, Finance. The Permanent Organization will consist of Administrative Board, Executive Committee, Manager, Publicity Department, Contract Department, Accounting Department, Construction Department. The duties of each committee, subcommittee and department are completely outlined.

WHEN IS A TENEMENT NOT A TENEMENT?

Some years ago the cause of housing in New York City was shaken to its foundations when out of a clear sky the highest court of the state, the New York Court of Appeals, suddenly handed down a decision in a case that had been pending in the courts for many years, declaring that an "apartment house" was not a tenement house under the laws of the state and was not subject to the provisions of the tenement house act.

This was because of the fact that the Board of Aldermen in New York City had formulated a different definition of an apartment house in their local Building Code.

The case was known as the "Grimmer Case" because the apartment house in question was owned by a man by the name of Grimmer. A situation which at that time seemed to threaten the very basic principles of the tenement house law was fortunately corrected through the vigilance and activity of those most interested in preserving the integrity of the tenement house law and the situation which the court's decision had disclosed was promptly remedied through corrective legislation.

At that time a very elaborate printed brief was prepared and submitted to the Court of Appeals by Lawrence Veiller on behalf of the Tenement House Committee of the Charity Organization Society of New York as *amicus curiae*. This brief addresses itself to many fundamental questions connected with tenement house legislation and all persons and communities interested in such matters would do well to secure a copy of this brief while copies are still available.

A limited number of copies can be had by application to the National Housing Association, enclosing 5c to cover the cost of postage.

COLLEGE WOMEN AND HOUSING

The Association of Collegiate Alumnae is a national organization of college women, with a membership of something more than 8,000, distributed among 107 branches in 32 states and the District of Columbia. As an organization, it has devoted itself in the past to educational matters, but the recent trend of the times has pushed it into activities as seemingly disconnected with its earlier purposes as International Relations and Housing.

A national Committee on Housing was appointed early in 1917 with the following membership: Mrs. William P. Borland of Kansas City, Miss Lilian Bridgman of Berkeley, California, Miss Mildred Chadsey of Cleveland, Miss Kate Holladay Claghorn of New York, Miss Vida Hunt Francis of Philadelphia, Mrs. Edward T. Lee of Chicago, Miss Mary Rockwell of Kansas City, Miss Charlotte Rumbold of Cleveland, Miss Eliza Tonks of Washington, and Mrs. Albert Norton Wood, Chairman.

The purpose of the committee was stated to be "(1) to formulate the principles of housing reform and apply them to the United States, so as to outline an adequate and sound housing policy, and (2) to explain this policy to the local branches and aid them in the establishment of housing committees working in coöperation with other local agencies along the lines traced." Two years were occupied in exchange of views and tentative statements of them, until, on April 2, 1919, the committee submitted to the biennial convention of the Association at St. Louis a unanimous report on program and policy, which was subsequently published in its Journal. The convention adopted a resolution advocating "a housing reform program based on an adequate housing standard to be attained through restrictive and constructive housing legislation and town planning."

The committee's report took as the American standard of housing the formulation by the National Conference of Charities and Correction in 1912. It adopted the Veiller Model Housing Law as its standard in restrictive legislation, expressing its preference for state-wide statutes over local ordinances. It chose the Canadian Act as a suitable model for town-planning legislation. Under constructive legislation it grouped acts providing for government housing loans either to non-commercial housing companies or to individual workingmen, and acts or constitutional amendments permitting housing operations by municipalities.

The second part of the Committee's task has been occupying it for the past year, and as a result 46 local housing committees are now at work in as many branches. One hundred per cent organization is the goal sought. Local committees are in touch with the national committee, but are free to choose their own form of housing activity. They are not as a rule expected to initiate anything, much less to duplicate anything, but are encouraged to coöperate with housing movements already under way along the lines, or along any part of the lines indicated in the national program. Much of their housing work is and is likely to remain educational, as is in harmony with their traditions.

Miss Bridgman, the Pacific Coast member of the national committee, has worked out an interesting educational program for the local committees of her district, which is also proving helpful in other parts of the country. It involves, in the first

place, work with libraries, getting them to provide (1) a special reference shelf for books, periodicals and reports dealing with housing, (2) reference lists kept up to date and posted conspicuously. The housing catalogue issued by the Boston Public Library at the time of the National Housing Conference is cited as an example worthy of emulation. (3) A list of housing references is given which all public libraries should have, prominent among which, of course, are "Housing Betterment" and other publications of the National Housing Association.

Besides libraries, Miss Bridgman's program calls for work with schools (various housing topics are suggested for school debates), adult Americanization classes (surely a fertile field for the sowing of housing ideals), churches, and the press.

The following samples of local activities may serve to indicate the diversity of work undertaken: Los Angeles, Seattle, Reno, Pueblo and St. Louis committees are coöperating with housing committees of the Y. W. C. A. The St. Louis and Kansas City committees are preparing to coöperate with their respective Chambers of Commerce. The Boston committee works with the Women's Municipal League and the Boston Housing Association, the Philadelphia committee with the Philadelphia Housing Association. The Pittsburgh committee is interesting itself in the housing of women students of the University of Pittsburgh, while the Superior, Wisconsin, branch is perfecting plans to open a house where High School girls from the outlying country districts can live under suitable conditions and at a minimum cost. The New York, Philadelphia and Chicago branches have each devoted one of their formal meetings this year to housing, the Chicago meeting having centered on the zoning proposals now before that city. The Boston committee has given very successful illustrated housing lectures at the College Club and at Simmons College, and is arranging to repeat them at Wellesley, Boston University and other centers. It has taken part in the campaign on behalf of a city housing code, as has the Portland, Oregon, committee. The Santa Barbara committee, which was organized some time ago, has just completed a housing survey made necessary by the Mexican refugee problem. In addition to local work, the national committee is advising branches to endorse the Tinkham bill for a National Housing Bureau and the

Calder-Nolan bill to enlarge the sphere of activity of Building and Loan Associations.

The importance of the adhesion of the A. C. A. to the ranks of housing reform is that its members are thoughtful women who count in their several communities, and that its organization permits it to act as educational leaven all the way from Massachusetts to California.

EDITH ELMER WOOD,
Chairman National Committee on Housing,
Association of Collegiate Alumnae.

CONGRESS AND THE U. S. HOUSING CORPORATION

The United States Housing Corporation has been severely arraigned by an investigating committee of the United States Senate in its report of December 16, 1919.

The corporation is a government agency created for the purpose of providing houses for workmen engaged in war work and an appropriation of \$100,000,000 was placed at its disposal.

It might be well to state at the commencement of these remarks that for many weary months after we had definitely cast our lot with the Allies, Congress could not be brought to believe that good housing could favorably influence industrial production. This conviction remained with it in spite of all evidence to the contrary. The far-seeing enterprise of the American Institute of Architects in exhaustively collating and publishing the result of England's experience on these lines had no perceptible reaction on the minds of our congressmen.

War was declared on Germany on April 6, 1917, and it was not until July 25, 1918, that the Housing Corporation was legally permitted to disburse funds. Fifteen and one-half solid months devoted to "talking it over."

In the face of its own record the Senate now passionately accused the Housing Corporation of lack of speed. The audacity of these tactics almost compels respect.

The report omits to say that while awaiting governmental authority Mr. Eidlitz, later the president of the Housing Corporation, and several architects made themselves financially responsi-

ble for very large sums of money in the preparation of the task that they felt sure, sooner or later, had to be undertaken. It is easy to see that the creditable action of these men could not be noticed by the Senate without considerable embarrassment to itself, and, therefore, the very interesting prenatal history of the Housing Corporation is passed over in silence.

The report, in so far as it assails the policy and the personnel of the corporation, is of little interest. Most of the accusations deal with inefficiency and faults of judgment, characteristics of all our other war organizations improvised over night. Small wonder that the machine creaked and groaned.

It would be quite fruitless to review the senatorial report for the purpose of pointing out its errors, but, without wishing to be controversial, there can be brought into relief several misstatements of the investigators of a magnitude which renders questionable all of their conclusions.

It is asserted that if work on the 649 government dwellings in Philadelphia had ceased on armistice day the loss would have been only \$425,000, but as they were completed and are now occupied the loss has been \$1,500,000. The first half of this statement is possibly true, but the claim of a \$1,500,000 loss is based upon a guess, not an appraisal, and is grossly inaccurate. It is a matter of common knowledge that not only houses of this description cannot be built in Philadelphia today below the price which the senators say these houses cost, but that each and every one can readily be sold for a figure above this price whenever the government chooses to relinquish control. Under these conditions the arithmetical deductions of the committee are not intelligible.

The architects on this project received for their total remuneration less than seven-tenths of 1 per cent of the cost of construction. This fact could easily have been ascertained by the committee before writing its ill-informed remarks on architectural fees.

The allowance to the architects in general of 100 per cent of drafting expense as overhead is made much of, but, while hinting darkly at scandal, the buck is passed to some officer of the law who is invited to prove the case. The cautious form of the accusation is quite understandable, for the senators only published half of the evidence. Overhead was allowed only when drafts-

men were working in the office on the preparation of the plans. As soon as construction was commenced the draftsmen were dispensed with and no more overhead was allowed, but the office expense nevertheless continued until the work was entirely finished. Under this arrangement the angle of incidence was balanced by the angle of reflection, and during the later period of the life of the contract the architect was always working at a serious loss. I submit that no real profiteer would agree to such an arrangement.

That Mr. Eidlitz, as president, was guilty of every act of omission and commission specified by the honorable senators may be accepted, and yet the outstanding fact remains that these houses and towns represent one of the most valuable physical by-products of the war. The salvaging of both the idea and the material expression of the idea is the part of statesmanship. Indeed, the mandate to the committee was to report on the maintenance, the location and a plan for future disposition of these groups of dwellings. But, disregarding their instructions they devoted their entire time to minimizing the value of what has been accomplished.

There is constant evidence of ill temper throughout the report. The very fact that these houses are beautiful, that they are well arranged, individually and in groups, that they are light and healthful seems to have irritated our good senators overmuch. A sneer at knowledge and decency has ever been an occupation of the demagogue and should have no part in a senatorial investigation.

The Housing Corporation was slow and inefficient, there is no question about that. The houses which Congress talked about for over a year it failed to construct, ready for occupancy, in less than four months. But they would have been finished shortly and would have served their purpose admirably.

The congressmen are prophets after the event. It now seems quite natural to them that hostilities ceased on November 11. They forget that up to the last day of the contest they themselves were voting fabulous sums of money to finance its continuance through another twelve months. But Pershing and Foch moved more quickly than was calculated. The foe collapsed. And the Housing Corporation, in addition to its other short-comings, is accused of being a poor guesser.

The fundamental characteristic of these houses is that they are the result of a social effort as contrasted with the habitations built for profit, and their superiority over the type to which we have been accustomed is thereby accounted for. Exploration along these lines would reveal unexpected vistas, and these innocent little facts might explain why the heathen do now rage.

In many places in the United States, as the result of all this activity, we now find ourselves in possession of groups of houses of an arrangement and design far superior to anything that speculative effort ever did or ever could do. They have a social as well as a money value, and handled in a sympathetic manner could form a stepping stone to a better era in our housing methods. What shall we do with them? That is the last thing the senators are thinking of, and in ignoring the only practical aspect of the question they are infinitely more culpable than the men they are investigating. There is not one hint of constructive criticism in their entire report. To gain a political advantage they are perfectly willing to dissipate and wreck one of the few blessings which the war has bestowed upon us.

By JOHN IRWIN BRIGHT,
Chairman Committee on Community Planning,
American Institute of Architects.

AN OPPORTUNITY

Persons interested in Housing have a rare opportunity in the possibility of obtaining a copy of "Housing Problems in America", Vol. II, a book that has been out of print for a number of years.

A limited supply of copies of this volume has been recently made available and persons wishing to complete their sets of this series should take advantage promptly of this fact. Copies can be obtained at the regular published price—\$2 postpaid. The book is a clothbound book uniform with the other volumes of the series, 380 pages. If for no other reason it is worth possessing for the brilliantly informing article by Viscount James Bryce, "The Menace of Great Cities" which, though delivered in 1912, is still as timely as if written yesterday.

The book also contains the article on "Room Over-crowding and the Lodger Evil" by Lawrence Veiller which has also been

out of print for many years. The following Table of Contents indicates the wide range of the articles:

- Health Departments and Housing—Charles B. Ball.
Regulation by Law—Mrs. Albion Fellows Bacon.
Room Overcrowding and the Lodger Evil—Lawrence Veiller.
Instructive Sanitary Inspection—Mrs. Johanna von Wagner.
What Are the Best Types of Wage-Earners' Houses?—John Ihlder.
Financing the Small House—Lee K. Frankel.
Garden Cities—Grosvenor Atterbury.
The Factory and the Home: Shall the Homes of Factory Employees Go to the City Outskirts with the Factory?—John Nolen.
Rural and Suburban Housing—Elmer S. Forbes.
Where City Planning and Housing Meet—Andrew Wright Crawford.

A NEW SCHEME FOR HOUSING GIRLS

The Association to Promote Proper Housing for Girls has created a new Committee on Community Housing through which it hopes to further the development in New York of more Girls' Community Clubs like the one established by the Association at 109 East 30th Street. Each Club so started will have its own House Committee working under the guidance of the Committee on Community Housing which in addition to its membership of nine members of the Association and four representatives of community interest has four experts who advise with it on their several branches of special knowledge—housing, community work and legal matters.

By using the means afforded by the city for housing, the Committee desires to effect two things—civic betterment through the standardization of rooming houses and adequate social life for girls who live in these houses. For its experiment the Association leased three houses in the centre of a business section and near a rooming-house district, connected, altered and furnished them at the moderate cost of \$18,723.23 for a Club centre where girls rooming in the neighborhood could find as members, their social life and meals moderate in cost and

where the business girls of the community could have their mid-day meal and spend their leisure hour.

As an illustration of what a rooming house should be the Association leased a house near the Club, furnished it and placed it in charge of a landlady whose ability they knew and who pays the rent, and a monthly instalment on the cost of furnishings and repairs. At the end of three years she will own the furniture and have an income of at least \$1,000 a year. The result of the plan has been most successful.

The Club houses a small number of girls who are selected for the spirit they will be able to contribute to the social life of the Club and in its relation to the non-resident member. There are 70 members of the Club and an average attendance of 250 in the cafeteria daily, showing that the Club well deserves its name.

The rooming house has proved such an object lesson that one landlady in the neighborhood has decided to take a second house, reserve both houses for girls and accept a loan from the Association for furnishings and repairs. These landladies will pay 6% on the loan and it is expected, as the membership of the Club grows, that the Club—already self-supporting—will be also able to pay 6% on the investment of purchase of the property which it hopes that some public spirited citizen will undertake for the sake of the housing of girls and for the cause of civic betterment.

The Association through such a generous citizen will shortly open another Club in the Washington Square section and hopes that Community Councils may take the matter up in their various centres as the Committee on Community Housing believes that this plan presents a method by which an aroused community spirit may solve one part of the housing problem in its own district for itself.

The Association to Promote Proper Housing for Girls through its office at 11 West 37th Street will be glad to advise with any one who may plan to further this work.

THE WORKER'S HOUSING NEEDS

The Thomas A. Edison Industries in Orange have recently sent a questionnaire to the Edison workers at the various New Jersey plants in an attempt to find out what their needs

as to housing are. This questionnaire, which embraced some 10 pertinent queries, brought 550 replies up to a recent date. Of this number 161 persons expressed themselves as desiring the assistance of the company in providing housing accommodations to meet their needs.

Of those who wanted to rent, the following number of persons indicated their desire for apartments as distinguished from houses and at the following monthly rentals:

<i>Wanted Houses.</i>	<i>To Rent. Apartments Wanted.</i>	<i>Monthly Rental Rate.</i>
9	16	Below \$25
12	23	From \$25—\$35
7	7	\$35—\$45
4	8	\$45—\$60
10	14	No price given

Twenty-four families expressed their desire to purchase houses at the following prices:

<i>Wanted to buy</i>	<i>Willing to pay</i>
8	Below \$5,000
7	\$5,000—up
9	No definite price
<hr/> 24	

In addition 27 persons expressed a desire for living quarters but gave no definite information as to whether they wished to rent or purchase, or whether they wanted houses or apartments.

The questionnaire issued was a very excellent one and employers interested in a similar inquiry would do well to obtain a copy.

ELECTRIC LIGHTING SIMPLIFIED AND CHEAPENED

The English Municipal Journal of recent date contains the following interesting item on electric lighting for housing colonies:

"In districts where electricity is supplied on the alternating current system it is possible to install electric light by a method which dispenses with the necessity for meters and permits a fixed weekly or monthly charge to be made, at the same time preventing any considerable waste of electrical energy. In this

system low-pressure lamps of 10 to 20 volts are connected together in series with a condenser which permits any number of the lamps in each house to be used by the ordinary switch control but will not permit larger lamps or other apparatus to be used and so acts as an automatic limiter upon the householder's demand and renders it possible to charge him a fixed sum for lighting and at the same time to use a very simple and inexpensive system of wiring. Installations under this system are in use in several towns in the north of England and are also now being put forward in connection with housing colonies in London and the provinces."

A REAL SERVICE

The Curtis Service Bureau at Clinton, Iowa, operated by the several Curtis Companies, manufacturers of wood work and sash and doors, has rendered a very real service to the cause of housing in publishing two portfolios of plates and plans, entitled "Better Built Homes," Vols. VI and VII, and in employing Mr. Frederick L. Ackerman, the New York architect, to work out artistic and tasteful details for the interior trim and furnishings of houses intended for the "average man." Mr. Ackerman, in a prefatory note, has the following to say about the purposes underlying this scheme:

"Architects of standing are very rarely afforded the opportunity to design small houses for individual clients. This is because the builder of the average small home cannot afford to pay the fee which the good architect is obliged to charge because of the nature of his business. This condition is admitted by the profession and many attempts have been made and are being made to place the services of the profession at the disposal of the builder of the small home, but as yet, relatively little has resulted from this effort; and small, poorly designed houses are still being built by the thousands.

"Recognizing fully this condition, we therefore, welcomed the opportunity offered us by the Curtis Companies to engage in a very serious effort to place at the disposal of the small homebuilder, whatever ability we may possess in this tremendously important field of architectural design.

"In designing the 200 houses for the Curtis Companies, our underlying thought had first to do with the designing of such a variety of houses as would meet the needs of the greatest number of people with respect to the number and size of rooms. This was done by providing 'basic' plans, ranging from three to eight rooms each, in both one and two stories, and adapting them to wide and narrow lots, and corner lots, and to different frontages.

"Each 'basic' plan, with a few exceptions, is to be found in four different 'expressions,' or architectural treatments: Colonial, English, Southern and Western. We all recognize the Colonial House as about the best thing which America has produced in the way of

domestic architecture. It is always good and it is fortunately coming back into a much more general use. We all recognize too, that there is no better domestic architecture than that which may be found in England. In selecting 'English' as a prototype for one of the expressions, we have merely carried out a tendency which is to be observed. The Southern houses are so named because of the arrangement of plan, where the principal idea in mind has been to insure the maximum amount of air and cross ventilation in the house, and to have large porches. 'Western' is used to designate a type which has wide overhanging eaves designed along the lines of houses built more recently in the West or Middle West.

"To insure the carrying out of the design of these houses in their actual construction, designs of woodwork items or architectural 'details' that should be employed in them were also provided, for it is upon such things as the doors, windows, molding, trim and permanent furniture that the architectural character of every house largely depends. To make it possible to effect economy in the production of this woodwork, the items were standardized, not only in respect to designs, but also as to sizes.

"Some people may question whether or not good architecture may be made of standardized details and forms. From my point of view, it does not matter whether they be standardized forms or otherwise, so long as they are good forms. In support of this statement, I would point out that the smaller houses in England which are rated as being among the best examples of domestic architecture, were built from what might be considered as standardized details. In the same way, in Colonial architecture, we find upon examination that there were comparatively few forms and these were, in the main, of a standardized character. This is particularly true of certain periods.

"Generally speaking, what is needed in the way of details to produce good architecture, is a few good forms which may be arranged and disposed in a simple manner and much better results are certain to be obtained in this way than through a great variety of forms used, always with the thought in mind of producing something new or in greater variety."

The portfolios "Better Built Homes" contain complete descriptions and exterior and interior illustrations (both plan and elevations) of 32 houses of 3, 4 and 5 rooms. Of these houses 15 are of one-story and 17 of two-story size.

The houses are developed from 25 "basic plans." There are four different architectural expressions represented in the portfolios; 8 houses are Colonial; 10 English; 11 Western and 3 Southern.

All persons interested in housing should immediately obtain a copy of these two portfolios.

THE CONCRETE HOUSE

The National Conference on Concrete House Construction held in Chicago in February was devoted largely to a consideration of concrete construction as a factor in reducing the

housing shortage. Attention was first called to the fact that the materials and labor needed for this form of construction are almost invariably available locally, thus reducing to a minimum the high costs and inevitable delay of transportation. It was pointed out also that economy in erection, low cost of maintenance, reduction of fire risk and cost of insurance should commend the concrete house.

In order further to reduce the cost of this form of construction the Committee on Resolutions of the Conference brought about the passage of a resolution urging building officials to give their support and influence to securing economies in construction by standardization of requirements for building materials and supplies of all kinds and the removal of undue restrictions applying to the erection of homes. It particularly urged that legislative bodies enact more reasonable laws governing the use of concrete in the erection of houses so that better and more nearly fireproof and permanent structures may be encouraged as contrasted with an existing tendency to accept less desirable construction.

The thickness of walls, the resolution points out, as frequently required by present building laws is greater than is essential to the safety of the structure. The requirements for the use of concrete in dwellings are fixed by regulations which govern the construction of warehouses. Light walls and floors possible with concrete and ample for the needs of the ordinary houses are prohibited by these laws. Nor does the value of concrete from the standpoint of fire protection receive, it is claimed, the recognition it deserves. If these discriminations were removed, it is asserted, there would be made available for more extensive use a material to a large extent of local origin and employing local labor in its fabrication for the relief of the housing situation.

Recognizing as the most difficult financial obstacle to the construction of homes the difficulty of filling the gap between the amount available on first mortgages and the amount the purchaser is able to invest, the Conference commended the work of community housing corporations and employers of labor who are using their own funds or credit to relieve the urgency of the present shortage.

Emphasizing the same general ideas is the publicity campaign being conducted by the Portland Cement Company in

an effort get the coal and transportation facilities necessary to make the abundant supply of cement on hand available to the building industry. A circular recently sent out by the Company asserts that all materials for the manufacture of Portland Cement are found in abundance throughout the United States. Sufficient machinery and labor are available to convert the raw materials into the finished product but the coal needed by these cement plants is being diverted to other industries or confiscated by the railroads and there is a shortage of empty cars. As an argument that this industry should be given preference, the Portland Company points out that the price of its product has not advanced since the War but actually has declined since the Armistice.

AUTOMOBILES PREVENT BUILDING

To the Advisory Council of the Real Estate Interests of New York, F. T. Miller, President of the F. W. Dodge Company, as Chairman of the Committee on Reconstruction, presented a report recently which brings into clear relief some of the obstructions to the building of habitations and indicated the way out of the difficulties occasioned by these obstructions. In the course of his report Mr. Miller said:

"One of the causes of the continued housing shortage in the United States is that the people are willing to pay more for labor, material and capital when delivered to them in the form of luxuries than when delivered to them in the form of housing and necessities.

"The allocation of labor, material and capital through public demand seems as effective as the allocation of labor, material and capital by the Government for the needs of war.

"The public will naturally turn to the State to limit the returns from building and thus will limit its own supply while bidding against itself for housing and the necessary elements to create houses and if no financial reverse occurs in the meantime to bring about an understanding of fundamentals, the public is likely to ask the Government to engage directly in the housing business, for the housing shortage now existing is already reaching a condition of famine throughout the country. Any further industrial development in the United States will require about \$4,000 or \$5,000 spent for housing

to each \$1,000 for factory construction. We must have more housing facilities if we have immigration.

"In Chicago recently there was forcibly presented an instance of allocation to the automobile industry. The Building Commissioner of Chicago reported that agents of the automobile business were in touch with plate glass insurance people and were getting broken plate glass windows and that they were buying abandoned mirrors from barrooms and that the automobile industry had also bought two large plate-glass plants.

"The demand for sheet steel by the automobile industry has been so great that it has handicapped expanded metal lath business and the price of wood lath has gone from \$3.50 to \$23. It is said that almost the entire year's available supply of 6-inch pipe has already been bought by the automobile industry. Labor which formerly worked in the cement quarries of Bay City, Mich., in the summer and in the lumber camps in winter has gone to the automobile industry in Detroit. One automobile concern alone is handling 10 cars a day of freight into Chicago, while the building industry cannot get roofing material through to roof buildings partly constructed.

"One automobile concern alone has \$100,000,000 worth of building construction on hand and, while not deterred by the cost of construction, has been obliged to abandon part of its program because it found one of its projects was drawing labor, material and capital from the other.

"It has been shown that the composite index figure on building materials has gone up 84 points in the last year, which is an increase equal to the increase during the entire five years of the war. From a basis of 100 at the beginning of the war, it increased to 84% above pre-war levels in November, 1918, remaining at that level until March, 1919, and it now stands at 168% above pre-war levels.

"While this is likely to fall in sympathy with any reaction in general business and the cessation of the purchase of luxuries, it is unreasonable to expect that it will fall below the level of last March, particularly if freight rates are to be increased. It is reported that in order to pay 5½% on the capitalization of the railroads, freight rates will have to be almost doubled. Freight rates on building materials already have been increased 50%, and if now doubled the construction industry

will be compelled to pay \$3 for freight compared with \$1 which it paid in June, 1918, and this will be a very large factor in keeping up the price of building materials."

TO PROMOTE RURAL DEVELOPMENT

The Senate has passed a bill introduced by Senator Smoot (S. 3477) designed to give "the people" an opportunity to acquire rural homes at reasonable cost. Under its provisions the Secretary of the Interior would be authorized, through the Reclamation Service, to develop privately owned lands at the expense of the owner and to dispose of them as farms—no such development or reclamation project to be undertaken by the Government until payment has been made in advance by the owner. After development the lands would be sold as farms at cost plus a reasonable profit to the owner.

HOUSING AND HEALTH

Sir James Galloway's report on the results of the medical examinations held under the English Compulsory Service Acts shows that 10% of the men in Great Britain under 40 years of age were of such miserable physique as to be totally unfit for any form of military service. One commentator has said, "The number of partially and wholly unfit is disgracefully large and we can see that it is largely owing to districts in which housing conditions are bad and to trades in which no sufficient regard is paid to the health of the worker."

CONNECTICUT MANUFACTURERS HELP

In response to inquiries as to what Connecticut manufacturers are doing with reference to the general shortage of houses for industrial workers, the Manufacturers' Association of the State asked its various local organizations to send in information as to how their respective groups or communities were dealing with the problem. The information thus received was published in brief form in the Industrial Service Bulletin No. 20 of the State Association. It dealt with undertakings in Bridgeport, Bristol, Hartford, Meriden, Middletown, New Britain, New Haven, New London, Stamford, Torrington, Wallingford, Waterbury, in all of which save the last four

community or group projects have been started or completed. In Waterbury individual manufacturers have done much in this field but there has been no group effort thus far, though the Chamber of Commerce now has the matter under consideration. In Stamford, Torrington and Wallingford committees are investigating the feasibility of organizing community corporations or are encouraging private building in one way or another.

PROGRESS IN PENNSYLVANIA

According to the Housing Bureau of the Pennsylvania State Chamber of Commerce in a recently issued report, the housing shortage throughout the State is serious and widespread.

The efforts being made to solve the problem they summarize as follows:

Beaver Falls: The preliminary report submitted by the Housing Committee of the Chamber of Commerce resulted in the appointment of a special committee with authority to organize a Community Housing Company.

Carlisle: Housing Committee considering plans tending to the organization of a community company.

Corry: Corry Building Corporation organized to provide all homes needed.

Duquesne: Carnegie Steel Company building homes for employees.

East Pittsburgh: Westinghouse Electric and Manufacturing Company building homes for employees.

Farrell: Housing Committee appointed by Farrell Chamber to make investigation.

Franklin: Building and Loan Association organized to stimulate home building.

Gettysburg: Gettysburg Realty & Housing Corporation, a community company, building twenty houses. More houses needed.

Hamburg: Chamber of Commerce Committee solicited funds, secured financial assistance from banks and are building several groups of six units each.

Harrisburg: Fund being raised by special chamber committee and prospective home-owners interested.

Homestead: Carnegie Steel Company building homes for employees.

Johnstown: Cambria Steel Company building homes for employees.

Kennett Square: The Board of Trade interested in a Community Housing Company.

Lancaster: Manufacturers' Association interested in a Community Company now operating. Armstrong Cork Company building homes for employees.

McKeesport: Housing Committee appointed to consider and study situation, and recommend procedure plan.

Marcus Hook: Chamber of Commerce studying problem.

Milton: The Milton Housing Company, a community company building homes in quantity. Splendid plan and organization.

Monessen: The Pittsburgh Steel Company building homes for employees.

Munhall: The Carnegie Steel Company building homes for employees.

New Brighton: Homes being built under the auspices of the Chamber of Commerce. More needed.

Oil City: Housing plan developed by Chamber of Commerce to take care of large percentage of homes needed.

Palmerton: The organization of a community housing company receiving consideration by the Board of Trade.

Pottsville: Chamber of Commerce voted to support plan which Housing Committee believed best for community.

Reading: Thrift campaign to stimulate home building conducted by Chamber of Commerce.

Sewickley: Housing Committee of Board of Trade developing community plan to build homes in the Sewickley Valley.

Sharon: Chamber of Commerce appointed Housing Committee.

Titusville: A Housing Survey authorized by the Chamber of Commerce.

Tyrone: Housing Committee appointed by Chamber of Commerce.

Wilkes-Barre: Community Housing Company organized to build fifty homes. Building and Loan Association organized to stimulate home ownership.

York: York Home Builders Exchange organized. Plan to begin building houses in quantity with the beginning of the coming building season.

ZONE LAW FOR PORTLAND

Portland, Oregon, has adopted a comprehensive Building Zone Ordinance which, it is believed, will do much to foster industry, stimulate home ownership and comfortable home conditions for industrial workers, as well as to make the city a more orderly and convenient place in which to live.

The Ordinance is the result of 18 months of careful study and more than 150 meetings and conferences by the City Planning Commission and neighborhoods and property owners in all parts of the city. Practically the entire plan was developed through neighborhood meetings with the City Planning Commission, the various neighborhood plans adopted later being pieced together to make the general plan for the city. The Ordinance finally was adopted in its present form on March 17 last. It will be subject to a vote of the people at the General Election in November.

It covers Use of Property, Building Heights and Area requirements. Under the latter, single-family dwellings are required to cover not more than 40% in area of the lot at grade nor more than 30% above a level more than 16 ft. above grade. It was found that practically all homes in Class 1 districts (those districts limited to the single-family house) at present cover but from 20 to 25% of the lot and that therefore the regulation imposed would not be onerous.

In the matter of building heights, ten-story height districts with a limit of 130 ft. were established for the central downtown district only. A few buildings of 14 and 15 stories already exist in this section, but according to testimony of owners and the Assessors of property, these are not profitable.

The Ordinance establishes 8 kinds of classes of Use Districts as follows: single-family dwellings; any kind of dwellings; retail businesses, offices; wholesale and retail businesses; ordinary non-offensive industries and businesses; odor and smoke producing plants; public and semi-public buildings and parks, etc.; hospitals, charitable institutions.

SOME NEW DEVELOPMENTS

Two attractive industrial housing developments are in course of completion for the employes of the American Woolen Mills at Lawrence and Maynard, Mass. Both developments were planned and supervised by Adden and Parker and George F. Marlowe, architects, of Boston, who is also engaged upon a large and interesting development at Lockport, N. Y. The houses for the American Woolen Co. are being built through a subsidiary, the Homestead Association, Inc., which is selling them to employes for a small down payment and monthly installments. The site of the Lawrence development is a wooded and hilly tract of 35 acres on the outskirts of South Lawrence. It comprises about 55 houses of three types containing five and six rooms and bath. There are about 30 houses in the Maynard development.

HOW LAPORTE IS BUILDING HOUSES

As the result of a well-conducted campaign the Laporte Housing Corporation organized last fall by the Chamber of Commerce has under construction 70 houses—all sold—the turnover on which will make possible 190 more houses, of which it expects to build 75 this spring.

After raising a capital stock of \$100,000 by popular subscription, the Chamber of Commerce set about popularizing the Own Your Own Home idea with the man in the street. It printed and distributed hundreds of dodgers setting forth attractively and concisely the plan by which the Corporation proposed to help him build his home, setting down in dollars

and cents what the enterprise would cost him. Estimating upon a minimum first payment of 20% these figures are set as follows:

Total Cost	First Payment	Monthly Payment
\$2,000	\$400	\$20.37
2,500	500	25.59
3,000	600	30.55
3,500	700	35.65
4,000	800	40.74

"We benefited by experience in 1912-14," writes the Chamber of Commerce, "when a similar housing company was formed here—by insisting on an initial payment of 20% and a policy not to start building until the house is first sold. This assures absolute safety to the investor, while past policy allowed building on 10% initial payment, and the corporation made mistakes of judgment as to the extent of the need. Houses were put up in quantity of a character that was not permanent and, being cheap, had later to be sold at a big loss."

LOCKPORT NEEDS 1,000 HOUSES

A shortage of 1,000 houses is said to be causing the loss of much business to Lockport, N. Y., manufacturers because of the inability to secure workmen without being able to assure them of living quarters for their families. The Chamber of Commerce, therefore, is promoting a campaign to increase the capital stock of the already existing Lockport Housing Association by \$500,000. For the purposes of the campaign a quota of \$250,000 has been assigned the manufacturers and a quota of \$250,000 to merchants, professional men and others. The large campaign committee has been divided into battalions and companies as for the Liberty Loan Campaigns and the drive is being promoted with enthusiasm.

HARTFORD'S HOUSING CORPORATION

Upon recommendation of its Housing Committee, the Hartford Chamber of Commerce has formed a Housing Corporation with a capital stock of \$1,000,000. The stockholders in the concern are limited to "employers (whether manufacturers,

merchants or insurance companies) employing over 25 employees, each employer to subscribe for not more than \$75 of capital stock per employee." The management of the corporation is entrusted to a Board of Directors of such number as to make approximately one to each \$100,000 of stock. Each stockholder is to be entitled to nominate a number of employees proportionate to the amount of stock he subscribed, such employees to be given preferred consideration by the Corporation.

The Corporation will follow two distinct lines in providing housing accommodations: 1. By assisting employees in building one-, two- or three-family houses on their own account and in accordance with their own plans; 2. By building two-family houses on separated lots and, possibly, row houses of the Philadelphia type, for sale to employees.

In the first case it will keep on file complete information regarding all suitable building lots in the city, will search title on behalf of the purchaser and of the corporation, and, if deemed advisable, will advance not more than one-third of the purchase price of the lot on mortgage, the balance to be paid by the employee. Stock plans will be kept on file and advice will be given on any plans submitted by prospective builders. Upon completion of the house the Corporation will assist the owner to secure the first mortgage from a bank or insurance company at the lowest figure possible, the Corporation to advance the balance of the cost of the lot and building on second mortgage at 6% interest, less 10% of the total cost which is to be advanced by the owner who will pay the balance on monthly installments of not less than 9/10 of 1%.

In addition to assisting employees in this manner, the Corporation proposes to buy lots and erect two-family houses at a cost not to exceed \$8,000 on which it will secure a first mortgage of 50% of the total cost. It will then sell the houses to employees of stockholders at reasonable market value, the corporation taking a second mortgage for the balance of the cost after the purchaser has made a down payment of 10%. The purchaser will pay 9/10 of 1% of the total purchase price per month, this to be used by the Corporation to pay taxes, municipal assessments, fire insurance premiums, interest on first mortgage, interest on second mortgage and reduction of the principal of the second mortgage.

CINCINNATI STUDIES ITS HOUSING SHORTAGE

For several months the housing shortage in Cincinnati has been growing acute. During the War and immediately following the armistice Cincinnati was not faced by so serious a shortage of houses as cities whose population had abnormally increased during the War period. Since then, however, practically no ordinary residence construction has been going on and a serious situation has resulted. It is estimated from the records of the Building Commissioner that Cincinnati is short 4,500 houses. The estimates of others in touch with the problem range much higher than that, some of them up to 8,000 houses.

A special committee of the Better Housing League consisting of Julian A. Pollak of the Pollak Steel Company, Tylor Field of the Ferro Concrete Construction Company and Bleecker Marquette, Secretary of the League, has been studying for several months the desirability of forming a company to construct low-cost houses. The first step taken was to interview certain of Cincinnati's public spirited citizens with a view to determining whether they would be willing to take stock in such a company. The Committee was quickly convinced that it was unwise to attempt to proceed further without securing essential data that would answer the questions that were asked in every case—the exact demand for houses; the kind of houses wanted; location desired; how much people desiring houses can afford to pay for them; prices at which land can be obtained; the cost of the types of houses needed; whether under existing high building costs it is possible to construct houses at prices people wanting them can afford to pay. It was decided therefore, to get the facts and to formulate a concrete plan first before attempting to try to form a housing company. The first step was a careful review of the work done along the line of low-cost housing in other cities, their successes and their failures. Members of the committee visited seven or eight of the best developments.

The next step was to get at in the most accurate way the exact facts with regard to the local situation. The Committee retained Mr. John Nolen of Cambridge as expert advisor. With Mr. Nolen's advice questionnaires were prepared for the large factories in Cincinnati, one for factory-heads and the

other for workmen. During the first week in April, the questionnaires for factory-heads were sent out to the 190 factories of Cincinnati employing 100 men or more. A letter from the members of the committee explaining the purpose accompanied the questionnaires and stated that the leaflets containing the questions for workmen would follow. The workmen's leaflet is attractively printed with illustrations of four types of houses together with a statement of the reason for the leaflet on one side and the questions on the reverse side. The questions asked of factory heads are as follows:

1. Is there a definite demand for houses among your employees?
2. What are the regular hours for work?
3. How many do you employ? Men..... Women.....
4. Do you expect to increase or decrease your force?
5. If so, when.....by how many.....Men..... Women.....
6. Do you know of any available land suitable for housing purposes?
 a—If so, please send a map and any additional information you have about it.
7. What is the range in weekly pay?
 Average for skilled labor? Men..... Women.....
 Average for unskilled labor? Men..... Women.....
8. Please let us have your suggestions.

The leaflet-questionnaire to workmen asked these questions:

Name..... Age.....
 Address.....
 Nationality..... Sex.....
 Married.....Single.....Children.....Ages.....
 Do you own a home? Assessed Valuation?
 Do you rent a House? Monthly Rental?
 Do you room? Weekly Rental?
 Is your rooming house satisfactory?
 Where employed? (Name factory).
 What occupation?
 Weekly pay? Approximate yearly earnings?
 Are you interested in buying a house and lot?
 Or would you prefer to rent a house?
 How many rooms do you need? (Figure that each room beyond 4 adds about \$750 to cost.)
 Which of these do you prefer?
 Single house Two-flat house
 Double house Group house
 (Bear in mind that the single house costs most to rent or to own and the group house least)
 Would you want—
 A furnace if it added \$160 to cost of house?
 Electric lights if they added \$100?
 Stationary tubs if they added \$65?
 What section of the city would you prefer?
 What would you be willing to pay for houses and lot?
 How much could you pay down?
 How much could you pay per month?

In order to stimulate real interest in the plan and to make sure that its purpose would be understood, endorsement was secured from the Central Labor Union and the workmen's leaflet was printed in full in the labor journal. Full publicity was secured in every daily in the city, including all questions asked on the circulars. The two largest papers devoted leading editorial to explanation and approval of the undertaking.

It is expected that the replies from the questionnaires will be in by the first of May. Meanwhile estimates of the cost of building the four types of houses mentioned in the questionnaire under present building costs are being secured so that as soon as this information is summarized it will be possible to determine whether or not under existing conditions it is possible to build houses at prices the employees can pay. If it is, the League will proceed at once to establish a housing company with probably a million dollars capital.

BLEECKER MARQUETTE,
Sec'y. Cincinnati Better Housing League.

A SURVEY OF SAN FRANCISCO'S NEEDS

The housing problem in San Francisco has been receiving considerable attention recently owing to the great scarcity of houses and the continued flow of the city's workers into districts across the Bay for residential accommodation. Mr. Mortimer Fleischbacker, the well-known banker, initiated last October the making of a careful housing survey of San Francisco together with its relation to Oakland, Berkeley and Alameda. Mr. Guy Wilfrid Hayler was given charge of the work.

The survey embraced the investigation of the following factors necessary for prospective housing as revealed by recent small house construction in the cities named.

These included: location, transportation, land values, size of lot, type of construction, accommodation generally desired, occupiers of houses,—number, nationality, occupation and earning capacity and method of sale of new houses.

In addition to a report on these topics, plans were prepared by Mr. Hayler showing the location and value of small houses erected in San Francisco during 1919, the extent of the foreign settlements, new zoning propositions, parks and open areas,

transportation facilities, new and developing residential estates and vacant land suitable for industrial housing. These were supplemented by additional plans showing sketches of recent suitable houses and costs, the relative cost of a \$2,500 house (pre-war) now and before the War, prices of building materials showing details of increase during 1919 and at the present time, lumber prices before, during and after the war, showing comparison with complete building costs over the same period, etc.

From this data a preliminary scheme showing 300 new houses designed as a modern residential area was prepared together with plans for 3-room and 4-room houses. Estimates were made of probable cost, etc., and it is hoped that the local housing reformers may be able to carry into effect some such housing development.

GARDEN HOMES FOR MILWAUKEE.

Acting under the authority of Chapter 402 of the Laws of 1919, which was enacted upon the recommendations of the Housing Commission, the citizens of Milwaukee have started in on a campaign to raise \$500,000 for the newly projected Garden Homes Company. The new Mayor and the new city administration are behind this project and the Mayor is himself a member of one of the teams seeking to put this campaign through. Just as soon as the funds are raised the plans are so far projected that the work of building can start in a very short time.

While the new law permits both the city and the county to take stock in enterprises of this kind, and the sum of \$50,000 has been set aside in the new city budget for this purpose, the promoters of the scheme have wisely decided to obtain the necessary capital from private sources so that the building of these much needed houses may not be interfered with by possible court injunctions, as it is obvious that tax-payer's actions to restrain the use of public funds for this purpose might easily be brought in the event of public funds being used.

According to Mr. H. H. Jacobs, who has been active for many years in urging better housing for Milwaukee, the

Garden Homes Company is a co-operative enterprise. Mr. Jacobs rightly comments on the situation that exists in Milwaukee, as well as in most cities throughout the United States, when he says: "At best the Garden Homes Company, with many other similar companies, would only supplement in a small way the work of the commercial builder, who, after all, must build the bulk of the needed houses in any community. What we hope to do is to demonstrate the savings in quantity-production and show the advantages of wise, large-scale platting." Those interested in projects of this kind would do well to obtain a copy of the prospectus of the Garden Homes Company, for it contains many interesting features. Copies can be obtained by application to Mr. H. H. Jacobs, 861 First Avenue, Milwaukee, Wis.

In addition to the Garden Homes Company project, a million dollar housing corporation has been launched by the Association of Commerce to operate along Building and Loan Association lines.

REDUCING COSTS.

A movement which promises well in the reduction of the cost of dwellings is to be found in the efforts of the National Lumber Manufacturers Association and the Wholesale Sash and Door Association, together with members of the Materials and Methods Committee of the American Institute of Architects to bring about the standardization of mouldings and all of the builders' woodwork sold by the wholesale trade.

In the past, no effort has been made to make mouldings which would be exactly alike from the same template, and to illustrate the unfortunate feature of such a practice, a retail lumber dealer recently exhibited a collection of some 14 pieces of moulding which should have been all alike, when as a matter of fact, no two had the same section. A universal standard with templates issued from one source would eliminate this unfortunate and extravagant practise.

The effect of universal standardization in reducing from the many hundreds of mouldings now in existence to a smaller number will be to cheapen construction materially, thereby reducing the cost of the workmen's dwelling, since these

mouldings are used for base boards, trim, picture mould, door mouldings, sash mouldings and for many other purposes.

The work is well under way, the services of a well known architect having been retained for the purpose of designing such new mouldings as are necessary and also giving more thought to the profiles of those now existing.

IOWA'S NEW HOUSING LAW AT WORK.

Edwin H. Sands, State Housing Commissioner of the State of Iowa, has been actively at work since the enactment of the new housing law travelling throughout the state explaining to various communities the law's purpose, straightening out difficulties and harmonizing opposition with results that will be of incalculable value to the future welfare of the State.

The following statement recently issued by Mr. Sands sets forth very clearly what the new law is doing for Iowa:

"Iowa took a decided step from darkness to light when its 38th G. A. unanimously enacted legislation known as the Housing Law. By it Iowa takes place in the front ranks of the States and announces a decided purpose to "promote the health, safety and welfare" of its people through a sane regulation of the housing conditions in which they live. It is a law which deals vitally with the health, social, moral, economic and numerous kindred conditions in the commonwealth. It is basic in that it would prevent development of unhealthy and unwholesome conditions rather than cure or care for the product of these conditions.

"The thoughtful manhood and womanhood of Iowa are as unanimously in favor of the principle and spirit of this new "Housing Law" as was the legislature which enacted it without one dissenting vote. Yet many there are who have heard nothing of it, or hearing, have given little attention to it because of the mistaken belief that it did not much concern them personally. To the first group we would bring the good tidings; to the second group we would present facts and figures such as should induce a personal interest; while in all we would arouse such a sense of personal responsibility that the new Law will

receive the unanimous active support of all the people as it rightly deserves.

"In the first place, let me assert, emphatically, that Iowa has a housing problem. True, this problem is more acute in the city and certain centers like the mining camps, yet it has its glaring cases in small cities, towns, villages and rural districts. The difference is in the figures and not in the conditions. A house which does not offer a reasonable opportunity for real home development—a house which does not provide a reasonable protection from the weather and give, at the same time, healthy surroundings is a house unfit for human habitation. Bad housing is not a matter of the city slums alone. Slum conditions abound wherever there is bad housing.

"You do not need to leave your immediate locality to find people "housed" in shacks, stables, derailed cars, old store buildings, basements and garrets to say nothing of the numerous improvised tenement and apartment rooms, and you can't travel much within the State without having bad housing conditions emphasized at almost every turn. Few, if any, of these places are fit for homes and there is no real excuse for the existence of such places in the great, wealthy State of Iowa. If we must have our indigent population, we can at least see that they are provided houses equal to those provided for our hogs and cattle.

"This is not only a matter of common pride and decency but it touches deeply every moral, social, economic and health problem which the community or State has to face today. "Bad housing piles up social wreckage faster than churches can evangelize, faster than schools can educate and faster than doctors can cure," says Mrs. Bacon, and if you analyze your local situation and condition you will find no difficulty in locating the sore spot in your community.

"The strength of the Nation is the strength of its homes. The ideals of the Nation will rise no higher than the ideals of the home. Anything done, then, to make possible better homes is decidedly a move toward a better and more contented manhood and womanhood, and a healthier

and happier childhood all of which is fundamental in producing the high quality citizenship the Nation needs today.

"Briefly, therefore, the primary consideration of self-interest in current housing reforms is the betterment of conditions that surround the citizens of tomorrow—the children of today. The underlying purpose is to rear a Nation of sturdy, self-respecting and self-reliant citizens and to reduce to the minimum those conditions of early life that frequently force their victims into pathways of abject poverty and degradation. The champion of good housing is laboring not so much for the present as for the future.

"The new Housing Law does not guarantee a home in the best sense of that term but it does guarantee that, so far as the Housing conditions are concerned, there shall be offered the best opportunities for proper home making. The whole aim of the law is to promote health, safety and welfare by regulating the light, ventilation, sanitation, fire protection, maintenance, alteration and improvement of dwellings. It establishes a minimum that can be decently accepted as providing a fit house in which to live. It prohibits dark living rooms, establishes a minimum in ventilation, provides against living rooms having less than 80 sq. ft. of floor area, demands that the building be maintained in good repair and also establishes the minimum in matters of sanitation and cleanliness both within and surrounding the house. It would restrict and prohibit only that form of building which is detrimental to the best interests of the home, the inhabitant and the community. In fact, it would protect that large group of renters who are compelled to take just what they can get. It would provide against the exploitation of that large class of workers who, because of the nature of their work, find it impracticable to own their homes or who for other reasons are compelled to rent. Those building or buying for themselves will, in every case, naturally, see to it that their house is light and roomy and well protected. In nearly every case it is the rented house that needs to be observed and that will, in the end, invoke the action of the Housing Law.

“Every community has its quota of buildings for rent; every village has its improvised living quarters over stores, in roughly remodelled buildings and poorly constructed shacks. Throughout the State there is a dearth of living quarters. The demand for shelter together with a promise of big returns in rentals is producing conditions in housing such as the State has never experienced before. Slum conditions find their counterpart even in the small villages and wherever these conditions abound, whether in city or village, are bound to produce the same low quality in childhood, manhood or womanhood, socially and morally; are bound to foster the same disease and health conditions and must produce the same unrest and discontent. The slum is the slum no matter where found and it is at the slum conditions that the Housing Law is aimed. To be charitable and to provide hospitals and asylums for the needy is noble work but how much better it is to prevent the development of those conditions which make a demand upon our charity and which fill our hospitals and asylums with their subjects. The housing problem is a State-wide problem. It is your problem. What are you going to do about it?”

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- Ma Petite Maison. A magazine of the "Home" and the
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Maubeuge, Paris.
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Séance du 12 janvier 1920.—La Crise du logement, par Mau-
rice Dufourmantelle; discussion.
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186, March 1920)
- (Der) Stadtebau. Volumes of this magazine have recently been
received bringing the files up to September 1919.

Swan, H. S. Does your city keep its gas range in the parlor and its piano in the kitchen; how a zoning law administered at nominal expense will promote orderliness in community development, help real estate and benefit the entire city. (in *American city*. v. 22, p. 339-44, April 1920)

Tenants invest \$25,000,000 in cooperative apartments. (in *Record and guide*. April 17, 1920, p. 504)

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Reprints from *Journal Officiel de la République Française*, Paris, Oct. 26 and Nov. 1, 1919.

NEWS NOTES

Allentown, Pa.—Following a careful study of the housing problem and its effect on the growth and prosperity of the community, Samuel W. Traylor, President of the Chamber of Commerce, not long ago called a meeting of that body to which he presented a report on the subject. The meeting was addressed also by Emile G. Perrot, architect in charge of a number of the larger housing developments of the U. S. Shipping Board, and Ritchie Lawrie, Secretary of the Housing Bureau of the Pennsylvania State Chamber of Commerce. The result of the meeting was the authorization of the appointment of a committee of 14 to make a thorough investigation of the situation in Allentown and to present plans for financing a house building corporation.

Baltimore, Md.—A number of industries in the Curtis Bay and Fairfield sections have organized the Curtis Bay Industrial Building Association for the purpose of assisting their employees to build homes in these localities, where it is now impossible to find rents. The organization is meeting with success, 208 members having signed up, while 1,200 shares of stock have been sold. A. E. Marshall of the Davison Chemical Company is the President of the concern.

Baltimore, Md.—By distributing questionnaires throughout the city, Howard Bryant, President of the Board of Estimates, hopes to ascertain just how much of a demand there is in Baltimore for new houses. He is of the opinion that housing conditions are worse than ever and that new structures are not being built rapidly enough to supply the increasing demand. It is the plan of Mr. Bryant to distribute these questionnaires through the People's Court, through drug stores, groceries and other places in order to reach people in all walks of life in all sections of the city.

Beacon Falls, Conn.—The Beacon Falls Shoe Company has begun work upon 50 houses of 6 rooms each for its employees. Four years ago the company put up 25 bungalows.

Beaver Falls, Pa.—Beaver Falls hopes soon to be able to break ground for a number of new houses under the building scheme which the Chamber of Commerce is promoting. The proposed concern will both build houses and lend money to prospective purchasers.

Belle Vernon, Pa.—In order to find housing accommodations for 300 new workmen brought to the city by the American Window Glass Company, the Chamber of Commerce has been forced to ask the clergy of the city to urge from their pulpits that the citizens of Belle Vernon throw open their houses to the incoming men. The shortage of houses is so stringent that it is impossible to offer homes to the newcomers.

Beloit, Wis.—A change in attitude of the Fairbanks Morse Company in regard to subscribing to the proposed fund of \$400,000 for the formation of a Beloit Building Company has caused the Civic Committee of the Chamber of Commerce to abandon the project altogether. A number of citizens had already pledged \$1,000 each to the undertaking contingent upon the factories subscribing \$350,00. By vote of the Chamber both they and the Civic Committee were relieved of further responsibility in the matter.

Bradford, Pa.—George I. Sikes of Buffalo has been made manager of the Bradford Housing Corporation which was or-

ganized recently with a capital stock of \$180,000 for the purpose of building houses for wage earners.

Bridgeton, N. J.—The Bridgeton Chamber of Commerce has prepared a questionnaire which it is sending to interested citizens with a view to determining the extent of the housing problem in Bridgeton and whether the situation calls for special action.

Brockton, Mass.—A committee appointed some time ago to investigate housing conditions in Brockton finds the situation, especially with regard to rent profiteering, acute. It has prepared a report which will be presented to forum audiences with the request that certain recommendations which the report contains be adopted.

Brookfield, Mo.—The Brookfield Community Club through its Housing Committee has raised \$45,100 of the \$50,000 Housing Fund, with which it contemplates immediate erection of homes in order to improve and increase the housing facilities in the city and to enable wage earners and salaried employees to own their own homes.

Buffalo, N. Y.—"The housing situation in Buffalo demands immediate attention. If it is not dealt with effectively, the result will be stunted industrial growth, and discontent and unrest among the people. How to provide more homes is the biggest and most vital problem before the city today," said Mayor Buck of Buffalo in a letter sent recently to 150 business men appointing them on a committee to work out a remedy for congested housing conditions. It is believed that this action on the part of the Mayor will develop a solution.

Cambridge, Mass.—Cambridge now has a Renting and Housing Committee which will endeavor to adjust rents so as to overcome alleged profiteering. The Committee meets at stated times in the Council Chamber and all citizens who have grievances in this respect are invited to place them before the Committee.

Chattanooga, Tenn.—The Housing Committee of the Chamber of Commerce has referred to the Real Estate Ex-

change the business of developing a plan for a housing corporation to build the houses of which the city stands so sorely in need. According to the Chairman of the Housing Committee, E. Y. Chapin, not only is the general public suffering from the shortage but also every branch of the industrial field because of the impossibility of getting labor.

Chicago.—The Chicago Housing Association is now prepared to receive applications for the purchase of bungalows in "Garden Homes," the new housing enterprise which has been promoted by leading business and professional men to help meet the extreme housing shortage. The houses, which will be finished about June 1, are expected to cost \$4,500 for those on corners, \$4,250 for the double English style, while others will cost \$4,000. They will be sold at cost for a first payment of 10 per cent and monthly installments of \$35. With each house the Association is issuing a life-insurance policy assuring a deed without further payment in case of death of the breadwinner, a fire-insurance policy and a health policy to provide payments in case of illness or accident for 6 months. First preference in accepting applications will be given American citizens, then families with three or more children and, finally, small wage earners who are poorly housed now.

The houses are on lots 30 feet wide and from 160 to 200 feet deep. The cost figure covers cement sidewalks, sewer, water, landscaping and fencing. The houses are 22 x 26½ feet, fire-proof, electric lighted and furnace heated. They contain 3 bedrooms, living room, combined dining room and kitchen, bathroom and a closet in each chamber. The basements are concrete and contain furnace room and laundry.

The Chicago Real Estate Board has organized a Committee of Fifteen to investigate the possibility of solving the high rent situation by putting up quantities of portable houses.

Cleveland, O.—A Committee of 86 Clevelanders with a sub-committee of 7 is working on a plan to promote home building which will be known as the Cleveland Plan. It will include methods of promoting house building on a large scale and for assisting workmen to build their own homes. The County Grand Jury simultaneously is conducting an investigation into

high building material costs. More than 50 summonses have been served in the probe thus far.

Columbus, O.—Plans for the erection in Columbus of 300 houses to help relieve the severe shortage are announced by the C. L. MacEachen & Co. Real Estate Agents. The houses will be of the ready-cut type and will be shipped to the city ready to set up. They will sell for \$5,000 to \$6,000. One hundred lots have been secured and others are under consideration.

Concord, N. H.—Housing questionnaires have been sent out by the Housing Committee of the Chamber of Commerce to the larger employers of labor throughout the city and suburbs for the purpose of obtaining information as to the demand for houses in Concord. The Committee has already ascertained by systematic canvass that there are 109 vacant tenements in the city, most of which, however, are in need of repair.

Corning, N. Y.—Immediate erection of a \$500,000 foundry and 100 modern homes for employees in Corning has been announced by the Ingersoll-Rand Co. The new plant and houses will be built on a 400-acre farm at Painted Post, a suburb where the main Ingersoll-Rand factory is located.

Corunna, Mich.—300 new homes are needed in Corunna to provide housing facilities for the Weather-proof Body Company's employees. The Company says it will bring 150 families here from Pontiac as quickly as homes can be built. The Corunna Cooperative Company has undertaken to erect the dwellings.

Danielson, Conn.—The Goodyear Company's big building program calling for the erection of a new mill and scores of tenement houses is progressing rapidly. Work on the 26 dwellings that have been in course of construction during the winter is far advanced. When all the construction is completed provision will have been made for 1,000 new inhabitants. A \$100,000 school building is included in the project.

Dayton, O.—Under the auspices of the Chamber of Commerce, a meeting of leading bankers, manufacturers, builders and building association men was held recently at which a committee was appointed to make a thorough investigation of the housing situation. Several Dayton manufactories, it is said, have been compelled to abandon plans for the erection of additions because there are no houses to accommodate more workmen. Several plans for meeting the situation have been put forward and are under consideration.

Decatur, Ill.—Dr. Ross Crane, head of the Extension Department of the Art Institute, Chicago, conducted a Better Homes Institute at Milliken University in Decatur during one week in February. His series of lectures included not only studies in interior decoration and home surroundings but in city planning and other matters of civic interest relating to the home. The final lecture, "Dollars and Sense for Your Town," was based upon a study of specific conditions in Decatur.

Donora, Pa.—The Donora Community Service has organized a housing corporation with a capital stock of \$100,000. As soon as the stock in the corporation is subscribed the erection of 20 houses will be begun. Upon completion they will be taken over by the American Steel and Wire Company which will assist its employees to purchase them. In this way it is proposed eventually to erect through the Housing Corporation 100 to 150 new houses. The American Steel and Wire Company plans in addition the immediate erection of 85 houses for employees.

DuBois, Pa.—DuBois is organizing a Housing Trust with a proposed capital stock of \$100,000, the purpose being to build 60 to 100 houses in order to secure labor needed by local industries. A committee of 20 leading business men are canvassing the community to raise the fund.

Dunkirk, N. Y.—Dunkirk expects an increase of 1,000 in population during the year and must have more houses. A campaign to raise \$200,000 with which to build them is being

conducted by the Chamber of Commerce. There is said to be not a vacant house in town at present.

East St. Louis, Ill.—The War Civics Housing Committee of East St. Louis has published a preliminary plan for a housing project which proposes:

1. To form a syndicate composed of the industries most vitally affected by proper housing for their employees and of the citizens who are interested from the standpoint of the community.

2. To create a capital fund of \$250,000 by subscription from members of the syndicate. The plan will secure a return of 6% on the investment.

3. To develop suitable vacant property already platted and such other sites requiring subdivision.

4. To erect attractive and substantial houses of modern type, in sufficient quantity at one operation; in general, four types of houses to be erected varying in cost from \$2,500 to \$5,500.

5. To offer and sell these houses to the people of East St. Louis at a price equal to actual cost with an initial payment of 10% and monthly installments of 1%.

East Stroudsburg, Pa.—At a mass meeting of members of the Boards of Trade of the two Stroudsburgs, the Manufacturers' Association and the Stroudsburg Merchants' Association, a plan was adopted whereby 100 men will be asked to give their notes for \$250 each toward a building fund which will enable the erection of 25 houses in the Stroudsburgs immediately. It is believed that the money will be raised easily as much enthusiasm was evinced by manufacturers and business men.

Elgin, Ill.—The Elgin Commercial Club is working upon a plan under which it proposes to erect houses in units of 25 until the shortage existing in the city is overcome. A building corporation capitalized at \$250,000 is proposed.

Elizabeth, N. J.—After partially developing and abandoning a number of projects for overcoming its acute housing

shortage, Elizabeth is now concentrating upon an effort to launch a \$2,000,000 corporation to build approximately 500 houses during the year. Toward this end the Chamber of Commerce, First Street Association and Retail Merchants' Bureau are cooperating. A legal adviser has been appointed to draw up articles of incorporation and subcommittees are working on detailed estimates of construction costs, plans for selling and a prospectus with which to promote the campaign for funds.

Elmira, N. Y.—The Housing Committee of Elmira has concluded that the best way to promote further house building in the city is to provide additional finances for the Home Building Corporation of the Elmira Chamber of Commerce which was organized 4 years ago and which has already built and rented or sold a number of houses. Accordingly all who are desirous of building a home are asked to consult with M. H. Murphy, General Manager of the Corporation, who in turn will report to the Committee in order that a plan for financing the building may be worked out upon definite information. The Committee is further investigating the possibility of organizing a corporation to lend money on second mortgages.

Everett, Mass.—Everett has two committees working on its housing problem. One has been appointed by the Board of Trade to consider the financing of new houses, while the other is a city commission to investigate and adjust rents.

Fall River, Mass.—Mayor Kay of Fall River has appointed a Rent and Housing Commission after having received many complaints because of high rents and insanitary conditions in all parts of the city.

Farrell, Pa.—The Farrell Chamber of Commerce has formed a housing corporation capitalized at \$200,000 with which it proposes to build 150 houses this year and, if plans carry, 50 houses each year thereafter.

Fitchburg, Mass.—Fitchburg, through its Chamber of Commerce, has organized a housing corporation capitalized at

\$100,000 for the purpose of increasing the much needed housing facilities for the city's workmen, and to create a certain amount of competition among landlords which will result in a general improvement of housing conditions. The Corporation has already purchased three tracts of land and proposes the immediate erection of 30 houses.

Flushing, N. Y.—The Remington Typewriter Company recently purchased a manufacturing plant in Flushing and has made application for dwellings for 300 workingmen's families. Flushing is far from being able to supply them. A committee has been appointed by the Flushing United Association to investigate means of supplying new houses but thus far has arrived at no satisfactory conclusion.

Ft. Wayne, Ind.—Dr. Ross Crane of the Chicago Art Institute in concluding his series of lectures on "Better Homes" presented during Better Homes Institute week in Ft. Wayne, declared that in Ft. Wayne as in most other cities not one-tenth of the houses are built to live in. They are made to sell, to rent or possibly for the neighbors to look at. He said that we still, as a people, have to learn how to build comfortably, sensibly and substantially. A home, he asserted, should be surrounded with an environment that is stimulating, delightful and naturalized, that nature's choicest offerings should be employed to beautify its surroundings.

Gardner, Mass.—That Gardner has a housing problem has been recognized for some time past, but no definite data has been collected with regard to its nature and extent. For the purpose of making a thorough survey, the Chamber of Commerce recently appointed a Housing Committee, which, besides making a local investigation, will report upon the results accomplished in this field by the Chambers of Commerce of other cities.

Gloucester, Mass.—The possible housing problem which will be created in Gloucester by the coming of the new plant of the General Electric Company was discussed at some length on March 12 by the Housing Committee of the Board of Trade sitting jointly with the Mayor and Municipal Council.

It was agreed that due to the stability of population in Gloucester for many years past there is no need of additional houses to accommodate the present population except as new and modern houses are desirable, but that with any appreciable influx of newcomers, a shortage will be felt immediately. Mayor Brown was accordingly requested to interview the officials of the General Electric Company in regard to the extent of their plans for bringing new workmen to the city and a subcommittee was named to work out a plan for providing new houses should such action prove necessary. It was agreed that any extensive building plans would require community or cooperative effort.

Goshen, Ind.—After a brief campaign, \$50,000 has been subscribed to finance a housing corporation to build 100 houses in Goshen by fall. It is said that during the past 5 years less than 50 houses have been built in the city owing to cost of labor and materials. The present demand for houses and rooms is unprecedented.

Greenfield, Mass.—The Greenfield Homes Corporation, a community enterprise to provide homes for workingmen, has received its charter from the State and has begun building operations. It owns two tracts of land totalling 73 lots. The larger tract, which contains 53 lots, has been laid out by John Nolen.

Hagerstown, Md.—Hagerstown is planning a community survey. John B. Ferguson has been appointed to have charge of the survey of housing and sanitation.

Harrisburg, Pa.—In order to facilitate private home-building and ownership, the Harrisburg Chamber of Commerce through its Housing Committee is organizing a housing corporation to be capitalized at \$50,000. The corporation will lend money to individuals who wish to build their own homes but who are unable to obtain the entire fund necessary from banks or loan companies. Five directors will govern the corporation and pass upon the applications for loans.

Hartford, Conn.—Announcement has been made of the appointment of Ermon S. Peck as General Manager of the Hart-

ford Home Building Corporation which has been formed to meet the city's housing shortage. It is capitalized at \$1,000,000 and plans to build 750 houses. It has purchased 3 large tracts of land.

The Russell Manufacturing Company is planning to erect a number of houses for its employees. It built a number of homes last year and will build an additional number in response to demand.

Haverhill, Mass.—A half million dollar housing project leads the Chamber of Commerce program for the year. The Housing Committee is endeavoring to develop a plan and finances to back the man who has 10 to 25% to invest in a home but has not the security to procure the remainder of the needed amount. The purpose of the Committee is to build houses in any part of the city which the majority of prospective owners may select and to make them houses of a type acceptable to the greatest number after certain minimum standards have been set.

Holyoke, Mass.—A bill for the betterment of housing conditions in Holyoke has been introduced in the State Legislature by Senator Daniel A. Martin. The text is as follows: "Be it enacted by the Senate and House of Representatives in General Court assembled and by the authority of same as follows: The Department of Public Welfare may expend dollars for the purpose of erecting homes to improve housing conditions in the city of Holyoke, and for this purpose may exercise all the powers vested in the Homestead Commission by Chapter 607 of the Acts of 1911, and acts in amendment thereof or in addition thereto."

Holyoke, Mass.—The Chamber of Commerce has appointed a Housing Committee to investigate the housing situation in the city and if necessary to formulate plans for a second mortgage company to finance home builders.

Hornell, N. Y.—Due to the establishment of a zone headquarters in Hornell by the Erie Railroad, the city will see an influx of at least 10,000 new residents this year and as a result

will be forced to take radical action to supply the necessary housing facilities. The city is already so crowded that the Erie Railroad was forced to buy a hotel in which to house new officials brought to the city. The Chamber of Commerce accordingly has announced its willingness to give credit to all who wish to build homes and in other ways to stimulate home building. A project for the erection of 300 houses is under consideration and two builders and realty firms have announced their intention of building 175 more.

Hudson, N. Y.—The Hudson Chamber of Commerce, through its Housing, Industrial and Manufacturers' Committees has sent out a questionnaire to learn how many residents are interested in owning their own homes if funds are made available. The Chamber is considering the formation of a housing corporation to provide such funds if the demand is sufficient.

Huntington, W. Va.—After investigation of the feasibility of promoting a scheme to build houses for Huntington, the Housing Committee of the Chamber of Commerce submitted the following report:

"Owing to the prevalent high prices of building sites advantageously located, the constantly increasing price of material and labor, we are unable to suggest or formulate any plan that is feasible or attractive to capital, having in view the erection of houses especially designed for the wage earner or person of limited means. Capital to become interested requires reasonable assurance of a fair earning on its investment which in our opinion would not be possible under existing economic conditions."

Indianapolis, Ind.—The Lafayette Motors Company which came to Indianapolis recently with a paid-in capital of \$4,000,000, wasted no time worrying about the housing problem for its hundreds of employees but immediately organized a \$1,000,000 Housing Corporation which will begin at once the building of model homes near the plant. The houses will be sold on the installment plan on terms which will make it possible for an employee to become the owner of his home in 7 years.

Iowa—O. E. Klingaman of Iowa City was re-elected President and Ralph J. Reed, Secretary, of the Iowa State Housing Association at a meeting held in January in Des Moines. According to reports of delegates the State Housing Law is meeting a long felt need. Operation of the law has shown that parts of it need clarifying and city commissioners will be asked to present their difficulties to the State Housing Commissioner in order that amendments to the law may be framed and presented to the Legislature.

Jackson, Tenn.—Housing is included in an intensive civic and social survey which is being made in Jackson and Madison county. The survey of housing is being conducted by Dr. C. W. Davis of Union University, a specialist in landscape gardening and city planning, and by G. B. Clark of the State Department of Foods and Drugs.

Johnstown, Pa.—The Housing Committee of the Johnstown Chamber of Commerce is working upon a plan by which it hopes to be able to promote the erection of 1,000 houses in the city by fall.

Kansas City, Mo.—Tent colonies probably will result from the shortage of homes in Kansas City this summer. Already two local tent making concerns have felt the demand for canvas homes and their factories are working at capacity on the assumption that hundreds of Kansas City families are to be supplied. One company is specializing in tents with two to six rooms and reports a great demand. Such tents cost from \$200 to \$500.

Kansas City, Mo.—City Superintendent of Buildings Shinnick is seriously concerned over the extent to which single-family houses are being converted into multi-family houses, thereby increasing fire risks and menacing public health. Although Kansas City has prided itself upon the small number of tenement houses it contains, Mr. Shinnick fears that the house shortage combined with high building costs will force the erection of small apartment houses to accommodate the city's growing population.

Langeloth, Pa.—A local industrial concern has just completed the erection of 300 houses for its workingmen and has so financed and managed the enterprise that it is able to sell the houses to its employees at prices ranging from \$2,500 to \$4,500 on an easy payment plan. The selling plan is on a basis of 10% down and 1½% per month paid as rent, so that in some cases a man can obtain a five-room house with bath for \$17.50 per month. The cost of the houses includes water mains, sewers and filtration and sewage-disposal plants.

Lewistown, Pa.—The drive of the Lewistown Chamber of Commerce to raise \$300,000 for a housing corporation closed with an over-subscription of \$29,300. The Housing and Development Committee has purchased 225 acres of land south of town, part of which will be tendered as factory sites while the remainder will be used as the location of the first 200 houses for which the plan calls. A large number of workmen will be imported to the city by the Viscose Silk Company whose new plant is already under way.

Lincoln, Neb.—Plans are being completed by the Commerce Club for the organization of a \$250,000 corporation to erect low-cost houses to meet the city's housing shortage. It is believed that the entire sum can be raised within the club's membership. An Organization Committee has been named which will be assisted by an advisory committee made up of bankers.

Lynn, Mass.—The Housing Committee of the Lynn Chamber of Commerce is working out a plan for solving the city's housing problem which arises from a serious shortage of dwellings.

Marlboro, Mass.—The Board of Trade, through its Housing Committee, is planning to raise a building fund of \$100,000 to construct homes of the bungalow type for shoe operatives. One shoe manufacturer has already pledged one-third of the amount.

Meriden, Conn.—The Home Realty Company has bought 20 acres of land and will undertake immediately the construc-

tion of 30 dwellings to house about 40 families, some of the houses being single-family and some two-family.

Middletown, Conn.—The Russell Manufacturing Company is planning to relieve the local housing shortage by erecting 24 houses for employees. The Noiseless Typewriter Company also will build 6 houses for its employees.

Middletown, N. Y.—Plans for meeting Middletown's housing shortage have been advanced by the Housing Committee of the Chamber of Commerce, Benjamin Van Sickle, Chairman. Mr. Van Sickle has been empowered to name a Committee of 7 whose duty it will be to formulate the details of incorporating a development company and securing pledges to its stock. He states that he believes that \$60,000 should be raised which will build at least \$200,000 worth of houses.

Milton, Mass.—Milton has appointed a Commission to investigate the subject of housing and exorbitant rents.

Milwaukee, Wis.—The Association of Commerce has incorporated the Association of Commerce Housing Corporation which will promote private house building in the city by lending money to those unable to make the initial down payment required by contractors. The Corporation itself will build the houses, while the large employers of labor who are interested in the enterprise will lend money to their employees to enable them to purchase the houses, which will be sold at cost. Inasmuch as the houses will be built in units of approximately 100, the cost will be as low as possible. Ten types of houses have been developed.

Minneapolis, Minn.—The Housing Committee of the Civic and Commerce Association has appointed two sub-committees, one on home building and one on building code. The first sub-committee hopes to determine exactly what is being done to stimulate home-building in Minneapolis, to study the situation and to make an effort to correlate activities and to broaden the ones that are now going on. If means are not now existing to stimulate home building, the committee hopes

to determine upon means that will do so. The sub-committee on building code plans to make an investigation of some of the old buildings of Minneapolis that do not now conform with the building code of the city and to bring this condition to the attention of the Health Department, in order that they may be brought into conformity with the building laws of the city and state.

Morganton, N. C.—Morganton is to have a housing corporation to meet the urgent need for increased housing facilities. The movement is being fostered by the Chamber of Commerce which has appointed a committee to solicit stock and to carry the enterprise up to the point of organization.

Muskegon, Mich.—Two projects to meet the housing shortage are being promoted enthusiastically by business men of Muskegon. The Muskegon Finance Company with a capital stock of \$600,000 has been organized and offices have been opened to do a general banking business in land contracts and mortgages for the purpose of financing Muskegon contractors who are trying to supply the demand for houses.

A second and distinct organization which is being contemplated is a \$500,000 second mortgage company to be backed by manufacturers and business men to help working-men with small means to build homes.

Newark, N. J.—Merchants, manufacturers and professional men are endeavoring to organize a Newark housing corporation. A committee of 15 has been appointed with a sub-committee which is working out plans for financing the enterprise.

New Bedford, Mass.—The Fairhaven Mills, a New Bedford cotton mills corporation, is to build 56 two-tenement houses, each to cost \$11,000. This is but one of numerous building schemes planned by cotton mills corporations of this city to house help needed for new mills and additions to existing mills.

New Brunswick, Can.—Taking advantage of the offer of the Federal Government of Canada, the Province of New Brunswick recently passed an act complying with the Gov-

ernment prerequisites for a loan. Under this act the Lieut.-Governor-in-Council was authorized to borrow from the Dominion a sum not exceeding \$1,250,000 for the development of housing within the Province. The different municipalities of the Province have thus far applied for and been granted loans amounting to \$965,000.

New Orleans, La.—New Orleans is short 7,500 houses; it needs also the substitution of 10,000 properly constructed and properly located homes for 10,000 that violate in one way or another elementary principles of sanitation and sociology. These are the findings of the Housing Committee of the Association of Commerce which is endeavoring, with the help of the press, to arouse sufficient interest in the problem among citizens to make possible the promotion of a corporation to build at least a portion of the required dwellings.

North Adams, Mass.—With plans completed for the launching of a \$200,000 housing project, business men of the city have abandoned the enterprise because of high building costs. A six-room type of house had been determined upon as that most suitable to the needs of those who are seeking homes, but estimates submitted showed that the house could not be built for less than \$7,000, which, in the estimation of the men back of the project, is too high to permit of renting or selling at a reasonable profit.

Northampton, Mass.—The Housing Committee of the Chamber of Commerce reports that tabulated returns from manufacturers show that 19 manufacturers replied to questionnaires stating that they need 123 men now and would need 262 additional in the next twelve months; 250 women now and 330 additional in the next twelve months. The rents they felt their employees could pay ranged all the way from \$12 to \$40 a month and the type of house from 4 to 8 rooms in single, double, three and four apartment houses. The results of the citizens' survey showed that 2,516 cards were answered showing that 1,313 owned their own homes, 175 would like to own their homes and 2 would build if they could sell their present homes. The number of those who would build a home on an

easy payment plan was 309 and the average amount they could pay would be \$20 a month. The least anyone could pay would be \$8 and the most \$75. 66 said they could pay \$20; 55 could pay \$25 and 23 could pay \$30 a month.

Passaic, N. J.—Mayor Maguire's Rent Committee has announced a plan to erect 46 two-family houses to help overcome the shortage. The committee has secured an option on a tract of land containing 46 lots. This action results from a study which the committee has been making of housing conditions for the past six months during which time it has been endeavoring to adjust rents and to find homes for the homeless.

Pawtucket, R. I.—Joseph D. Leland, Jr., of Boston, formerly vice-president of the U. S. Housing Corporation, addressed the Committee on Housing of the Chamber of Commerce on April 2nd. Subsequently the Committee launched a campaign to raise \$200,000 with which to begin erection of 100 houses to be sold at cost.

Plainfield, N. J.—Mayor Leighton Calkins has appointed a Housing Commission for the purpose of investigating housing conditions and to work out a method of supplying needed homes. Three sub-committees have been appointed to handle different phases of the subject.

Plymouth, Mass.—The housing shortage is a serious one in Plymouth and the Chamber of Commerce has taken it under consideration by appointing a committee to investigate and report not only on the existing situation but upon a possible solution.

Pocatello, Idaho—Investigation of living conditions conducted by authorities has revealed astounding conditions under which hundreds of persons in Pocatello are living, according to Miss Dorothy Wysor, field representative of the Northwestern Section of the Red Cross. "The conditions under which many are living," she asserted, "seem hardly possible in a civilized community." The report has aroused such feeling in the community that legislation will probably be sought to correct conditions.

Portland, Me.—Through its Civic Bureau, the Portland Chamber of Commerce has organized the Portland Home Builders' Association which has announced its intention of purchasing a tract of 45 acres upon which to build 150 houses. An architect is already working out standardized plans of houses which will be treated in such a way as to give pleasing variety to the development. All modern conveniences will be installed. The houses will be sold at the lowest possible figure to those desirous of owning their own homes.

Portsmouth, O.—Portsmouth will fight the house shortage through a building program financed by the Portsmouth Home Building Company which has been organized with a capital of \$300,000. A building program of \$3,000,000 is planned.

Poughkeepsie, N. Y.—Appreciating the necessity for providing homes for the workingmen for the new industries which have been located in Poughkeepsie and for those which are desirous of expanding during 1920, business men and citizens in general are entering enthusiastically into the movement to back the Poughkeepsie Housing Corporation which is being launched by the Chamber of Commerce. Manufacturers have been pledged to raise \$200,000 which will be matched by \$200,000 to be raised among citizens in general. As needed the fund will be increased to \$1,000,000 by succeeding campaigns.

Reno, Nev.—After going thoroughly into the housing problem in Reno, the Housing Committee of the Chamber of Commerce has made its final report and resigned. The Committee determined that a financial organization capable of dealing with the situation already exists in the Nevada Home Building Corporation which has announced extensive plans for building and selling houses.

Richmond, Va.—Plans for the opening of a cooperative apartment house for business women of Richmond is being discussed by a committee of business and professional women. An attractive apartment house, centrally located, is now available. The plan as tentatively outlined suggests the purchase of the building by the women of Richmond, stock to be sold

in \$100 shares. It is said that a number of business men stand ready to finance the project but that the committee thinks the first opportunity to invest should be given to the women. The plan provides that rooms be rented at a rate which will be reasonable and at the same time assure stockholders 6% interest on their investment.

Rochester, N. Y.—The housing situation in Rochester was discussed by the Industrial Development Committee of the Chamber of Commerce recently, when it was asserted by real estate men that housing conditions there are better than in most cities.

Rockland, Mass.—Rockland has recently appointed a Rent and Housing Committee which will investigate and adjust alleged rent profiteering.

St. Catharine, Ont.—The newly organized Chamber of Commerce has undertaken as one of its first duties investigation of housing conditions and to this end has appointed a special Housing Committee.

St. Louis, Mo.—Nelson Cunliff, Commissioner of Parks and Recreation of St. Louis, has been appointed First General Manager of the Home and Housing Association and has taken up his duties and offices in the Chamber of Commerce. The duties of the general manager will be immediately to complete arrangements for the selection of building sites and the construction of dwellings. The Board of Trustees of the Association plans to build 10,000 homes in St. Louis within five years. The slogan of the organization is "1,000 homes by the end of 1920."

St. Paul, Minn.—Housing conditions as they exist in St. Paul were described by E. G. Steger, Secretary of the United Charities, in a recent address to the Housewives League. He pointed out that while land overcrowding is not a serious menace as yet in St. Paul, there are many houses unfit for habitation from other points of view. He pointed out the relation between housing and health and housing and social progress generally.

Sandusky, O.—Sandusky business men are organizing a \$1,000,000 housing corporation to solve the housing problem for the city.

Sharon, Pa.—In a two-day canvass, \$110,000 was raised by the two teams appointed by the Chamber of Commerce for the housing corporation soon to be formed. In addition to this amount, the Chamber expects to secure \$100,000 from the four banks of the city by the sale of securities. It is proposed to build 250 houses during the year.

Somerville, Mass.—Mayor Eldridge announces the appointment of a Rent and Housing Committee to investigate charges of rent profiteering which have come to him from all parts of the city.

South Haven, Mich.—A Committee has been appointed by the Chamber of Commerce to draft plans for the formation of the Home Building Association of South Haven. A shortage of 100,000 houses exists in Michigan south of a line drawn between Muskegon and Bay City, according to Lee H. Bierce of Grand Rapids who addressed the Committee recently.

Stanton, Va.—The Housing Committee recently appointed by the Chamber of Commerce to look into the housing situation in the city has reported in favor of organizing a housing corporation to advance funds to wage earners to build homes.

Sunbury, Pa.—Sunbury business men have decided to organize a housing corporation to overcome the housing shortage by the erection of at least 100 houses. These will be sold on the mortgage and installment plan to all who are able to make a reasonable down payment.

Suncook, N. H.—The Suncook Mills will erect 34 houses for its employees this summer, the contracts calling for completion Sept. 15. The houses will be 2 stories and will contain from 4 to 6 rooms.

Swampscott, Mass.—The Board of Selectmen has appointed a Rent and Housing Committee which has as its objects: first,

to receive complaints from tenants on the score of exorbitant raises in rent during the past year, and second, to list all vacant tenements in the city suitable for rental.

Syracuse, N. Y.—The Camillus Cutlery Company has purchased 10 acres of land on the Camillus-Warner road upon which to build houses for its employees. It will break ground shortly for 20 houses which will be modern in all respects though small.

Toledo, O.—Toledo business men are making a survey of housing facilities in order to determine the extent of the need for some kind of community enterprise to meet a shortage which has been felt keenly for some time. A mortgage corporation which will lend money to contractors and individuals who desire to build is the means favored of financing the undertaking.

Tonawanda, N. Y.—The Twin City Housing Corporation has staked out the first 11 houses to be built this year. They will be for the employees of the Spaulding Fibre Company. The Company has let contracts for 80 houses and additional contracts will be let shortly. The Company plans to build at least 200 houses in the Tonawandas. Already over a score of houses have been spoken for by prospective tenants.

Topeka, Kan.—At a public meeting held recently under the auspices of the Chamber of Commerce, for the purpose of discussing the housing shortage which the city faces, the Outlook Committee of the Chamber was authorized to formulate one or more plans for the organization of some sort of financial concern to promote building, stock to be taken by public spirited citizens.

Warren, Pa.—There is a demand for 300 homes in Warren according to returns compiled from questionnaires sent out by the Chamber of Commerce. This figure is based upon the actual number of men employed in local industries who are in need of houses for their families. The results of the canvass caused much surprise as it was not realized that the shortage

was so acute as was revealed. It is thought that even a greater number of houses will be needed as there are many persons desiring to come to Warren who are deterred from doing so because of lack of houses. The Chamber of Commerce has appointed Hugh V. Hazeltine, a former secretary of that body, as chairman of a committee to work out a plan to remedy conditions.

Washington, Pa.—The Washington Development Company which backed the Community Building project until the building was taken over by the Board of Trade has kept its charter alive, investigation has shown, and will be able to take over a proposed housing scheme by which Washington hopes to meet its housing shortage. The directors of the Company have fixed the capital stock for the projected housing scheme at \$30,000 which will be issued in \$50 shares.

Westfield, N. J.—The Board of Directors of the Westfield Civic Association has appointed a committee to investigate the feasibility of a number of plans for meeting the housing shortage which were advanced at a recent meeting of the Board and interested citizens. The plan which met with most favor at the meeting was one which advocated that a number of moneyed interests in the city raise a fund with which to purchase large quantities of building materials at the reduced price that would be made possible by quantity purchase. The materials then would be turned over to local contractors at a slight advance in price, thus bringing about reduced building costs.

Wheeling, W. Va.—The Concrete Products and Building Company recently organized has announced its intention of building 100 houses in Greater Wheeling within the near future.

White Plains, N. Y.—Adopting the slogan, "It Can Be Done," the White Plains Chamber of Commerce has set vigorously to work to organize a housing corporation to build a large number of reasonably priced houses to meet the growing shortage in the city. It is proposed that tracts of land be pur-

chased in various parts of the city upon each of which groups of 15 to 20 houses can be built. The Chamber has called into consultation Allen E. Beals, Secretary of the Dow Service Daily Building Reports, with regard to the building material market and Frederick L. Ackerman, architect, of New York, Chief of Design of the Housing Bureau of the Emergency Fleet Corporation during the war, with regard to the architectural problems of the low-cost house.

Wichita, Kans.—Wichita business men have organized a Wichita Housing Corporation with a capital stock of \$500,000 for the purpose of building low-cost homes to meet the city's need. Houses will be of four types of three, four, five and six rooms, for which standard plans are being prepared.

Wichita Falls, Tex.—The Wichita Falls Housing Corporation organized in 1919 to help relieve the shortage of living quarters in the city has increased its capital stock from \$46,000 to \$100,000. It built 20 houses in 1919 and has plans for many more this year.

Willimantic, Conn.—The Willimantic Chamber of Commerce has appointed a Committee to work out means for alleviating congested housing conditions which have reached an acute stage because of the dearth of building activity for the past two or three years in spite of a growing population.

Wilmington, Del.—The Mayor's Rent Adjustment Committee is working out a set of recommendations which it proposes to incorporate in a legislative measure looking to permanent control of rent profiteering. The recommendations will be sent to the Mayor and to the City Council which is expected to appeal to the State for a rent profiteering law. The committee is also investigating means of relieving the housing shortage which is so acute that 14 families who have been ordered to vacate certain properties which are to be incorporated in a building project are unable to find living quarters.

Woonsocket, R. I.—The Chamber of Commerce has appointed a committee to interview manufacturers and business

men to enlist their aid in forming a housing corporation with a capital of \$300,000 or more to relieve the acute shortage in Woonsocket. One or two manufacturing concerns have plans to build houses for their employees, but these will not fill the need for all those who are seeking suitable living quarters.

The Nyanza Mills Corporation is one of the local concerns which has undertaken to meet the housing shortage for its employees. It has purchased a tract of land comprising 600,000 square feet which has been platted into lots upon which houses will be built immediately.

Worcester, Mass.—The American Optical Company is planning the erection of a number of houses for its employees. Winfield F. Van Ornum who had charge of the construction of the Norton Village at Greendale has been retained as supervisor of construction.

Youngstown, O.—The Housing Committees of all of Youngstown's leading social and civic bodies have united to meet the housing shortage. The joint body includes the Housing Committees of the Real Estate Board, Kiwanis Club, Rotary Club, Chamber of Commerce, Builders' Exchange and United Labor Congress. It is believed that by working together one plan can be concentrated upon which will receive the cooperation of all bodies.



Housing Betterment

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OF THE BIRDS OF THE UNITED STATES

BY

JOHN J. AUDUBON

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Editorial Note.



WE have devoted this entire issue to Mr. Veiller's Report on the Housing Situation in England, in view of its great importance at this time.

Housing Betterment

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No. 3

HOW ENGLAND IS MEETING THE HOUSING SHORTAGE

ENGLAND* is engaged to-day in the colossal task of building 500,000 houses for her people at the staggering cost to the taxpayers of Great Britain of over one hundred million dollars loss (\$100,000,000) every year for a period of 60 years.

There is thus afforded a gigantic object-lesson both of the advantages and disadvantages of Government interference in the realm of commerce and industry—of how Government housing, and Government-aided housing, works out in practice.

England's experience contains much of value for the United States, which faces a similar problem—viz., a shortage of a million (1,000,000) houses, the almost complete cessation of private building, a serious lack of the requisite materials and labour, with uncontrolled and constantly rising prices, involving rents beyond the purchasing power of the people.

The ensuing Report is an effort on the part of a disinterested observer, who has given the better part of his life to the study of the housing question, to set down as clearly as possible what England is doing in her effort to grapple with this problem, and to assess in an impartial and unprejudiced way the value of such effort.

It is based on a six-weeks', first-hand, intensive study of the situation, in which the views of all parties in interest have been sought. The writer has not rested content with obtaining information from Government officials, but has checked the information thus obtained against the knowledge and opinions of builders, labour men, real-estate men, architects, financial interests, housing reformers, members of Parliament and others. From the composite thus resulting he hopes that he has come as close to an accurate knowledge and understanding of the true situation as

* England where used in this Report includes Wales.

it is possible for anyone not a resident of the country itself to achieve.

THE NEED

At the conclusion of the War, England faced an acute situation in the lack of dwelling accommodations for her people. Not only had there been no houses built during the five years of war, but for a period of five years prior to the war—viz., from 1909 on—there had been a very great diminution in the annual output of dwelling-houses.

In addition to this great domestic need, she faced the strong moral obligation of taking care of her returned soldiers and sailors, men who had given up all for home and country, and who returned to find their country intact, but no homes for themselves or their families.

The rulers of England met this situation by declaring that it was their paramount duty to provide "homes fit for heroes to live in" for every returned Service man, and in characteristic fashion England set about the colossal task of building half a million houses in the shortest possible time, but without sacrificing the quality of the houses to be built to the necessities of speedy production.

HOUSING OR REVOLUTION

I have talked with many people in England, in all walks of society—peers, labour men, professional men, members of the Government—and each has expressed the conviction, and in no uncertain tone, that had not the Government seen this responsibility and accepted it, not only would the Government have fallen, but there would have been serious industrial disturbances, and, in the opinion of some observers, Revolution. All agree that at the cessation of the War the men were in no mood to tolerate delays, excuses, or palliatives. They knew the service they had rendered to the country, and were no longer willing to put up with the old conditions which they had suffered and had borne with difficulty before the War. Slums were no longer to be tolerated, and they were resolved to put an end to them. Every man felt that the least he was entitled to was a decent home, and he was resolved to have it.

That the Government should undertake this task was so obvious that practically no one questioned it. It was the paramount duty of Government in the eyes of everyone.

This was not strange, though it may seem strange to us in the United States; for housing by Government was no new thing to England. The Government, that is, the Local Authorities, to a

certain extent, had been providing houses for the workers for the past 45 years. It is true that most of this work was in connection with the clearing away of slum areas and the removal of unhealthy houses, the Government for years having realised its obligations to re-house the persons thus displaced, but for many years there had resided in the Government the power to project new schemes and build houses for the workers in new districts where there was no element involved of re-housing a displaced slum population.

REASONS FOR GOVERNMENT ACTION

Moreover, the building of houses through private effort had practically broken down 5 years before the beginning of the War.

In addition, the country faced an almost complete shortage of building materials, of fuel, of labour, of transport. Not only that, but most of the industrial plants upon which reliance must be had for the materials needed for 500,000 houses were engaged in some form or other of war-work. No agency but Government, with its vast powers and resources, could have met this situation.

Much of the machinery for dealing with such a situation already existed. The Central Government of England and Wales already possessed in the Local Government Board (recently re-created as the Ministry of Health) a central department under a Minister of the Cabinet already dealing with the subject of housing, and which had dealt with various phases of it for 30 years past.

In addition there were in England and Wales some 1,800 separate Local Authorities, each accustomed to deal with many phases of the housing problem, and equipped to a greater or less degree to deal with the new situation that had arisen.

Thus England stood ready with the will to meet this pressing need, and with the organisation necessary to do it—if not the complete organisation, at least a mechanism that lent itself to the adaptation and expansion necessary to meet the changed situation.

LEGISLATION NEEDED

Legislation was, however, necessary before much could be done. Such legislation was promptly prepared. With the aid of several National organisations which for years had been urging the cause of better housing and building up a strong body of sentiment in support of that idea, a Bill was prepared which soon was enacted into law, and was known as the Housing and Town Planning Act of 1919. It preserved the most desirable provisions of similar Acts which had preceded it, notably the Acts of 1909 and of 1890, but greatly strengthened and added to that legislation.

THE NEW ACT

This Act provided the means by which houses could be built speedily all over England. It contained a scheme by which the Central Government bound itself to meet the greater part of the annual loss occasioned by the necessity of building at a time of excessive cost, while at the same time placing the responsibility upon the various Local Authorities for meeting the housing needs of their community.

It not only provided for the payment of these annual grants to Local Authorities to meet deficits thus caused, but also made possible similar grants to public utility societies (limited dividend corporations devoted to building houses, with dividends limited to 6%). Supplementary legislation known as the "Housing (Additional Powers) Act of 1919" also provided for lump sum subsidies to private builders who built houses of the right type quickly.

Close control of the types of houses to be built and of all important elements entering into the situation was given to the Central Government operating through the Ministry of Health.

THE PROBLEM STATED

The problem was how to meet the housing shortage in the shortest time at the lowest cost and with the least disturbance of economic, industrial, and social conditions. This meant producing (a) the money; (b) the labour; and (c) the materials with which to build 500,000 houses.

THE SCHEME OF FINANCING

The method of financing the building of 500,000 houses, involving, as it did, the securing of capital to the amount of 500 million pounds for the houses alone, in addition to another £17,666,600 for the land, without including the cost of such improvements as sewers, roads, sidewalks, water, etc.—a total of \$2,070,666,640 at present rates of exchange—has naturally been the vital element in the situation.

Had it not been for the excessive post-war cost of building and the high rate of interest that money commands to-day, and the existence of laws prohibiting increase of rents and mortgage rates, the probabilities are that private enterprise might have been attracted back into the housing field and have met the need to a large extent. But there was no possibility of private enterprise being attracted to this form of investment when the cost of building was so high that it would be necessary to obtain as a rental from the houses built a price that would be from 2 to 3 times what

the average working man would be willing to pay. It is obvious that under such conditions few houses would be built.

It was largely because the Government recognised this situation that it embarked on the vast scheme of building all the houses needed, not only by the working men of England, but by all the people of England, except the rich.

How was England to do this with a minimum of financial loss, and yet at the same time to proceed with the maximum of speed?

The first method suggested of raising the vast sums required was through a National Loan. This plan had many advocates; not merely among housing reformers. It won especially strong support from the ranks of Labour. In fact, one of the grievances which Labour has against the Government at the present time with regard to its housing policy has been this very fact that they have not floated a National Loan.

The Government gave very careful consideration to these suggestions for a National Loan, but it became quite clear that, having due regard to the stability of the finances of the nation, it would not do to float another vast National Loan, and the Chancellor of the Exchequer and other financial leaders made this plain to the public at an early date.

Moreover, the financial authorities thought the responsibility for raising the money should not be taken by the State alone, but should be shared by the Local Authorities, and accepted by them as a public duty.

LOCAL BOND ISSUES

The Government, therefore, determined to place upon the shoulders of each of the Local Authorities—viz., 1,800 municipalities throughout England—the responsibility for floating municipal loans necessary to secure the capital for their respective housing ventures, rather than to attempt to operate through a centralised mechanism.

Speaking generally, in the case of the larger communities, viz., those having a rateable value of over £200,000, the Government has placed the responsibility for issuing Bonds directly on the shoulders of the Local Authorities. With those communities having a less rateable value, the Central Government is loaning the funds itself without Bond issue through the Public Works Loan Board.

There is no hard and fast rule, however. The Government is encouraging the Local Authorities to raise funds for housing schemes by all practicable methods: (a) by local borrowings (where the money is practically placed at call). Labour Unions in some

cities are lending considerable sums to the Local Authorities in this way; (b) by issues of loan stock (only the larger Local Authorities are empowered to do this). The advantages of this method are to be found in the absence of legal restrictions with reference to the flotation of such securities; (c) by the issue of Housing Bonds.

In some cases the Government is encouraging the larger Local Authorities in several different communities to combine in the issue of loan stock, and has also appealed with considerable success to great provincial (County) Councils to float loan stock issues, so that they may make loans to the smaller Local Authorities within their respective territories.

Naturally it was necessary to make the project attractive to the Local Authorities so that they would be encouraged to proceed.

The first scheme which the Government proposed was to agree to pay three-quarters of any annual loss that might be involved in the project.

This, however, did not work. The Local Authorities felt that under such an arrangement the burden of loss upon them was entirely too heavy to bear, and that the effect of any such plan would be so substantial an increase in the rates (local taxes) as to make the scheme impracticable.

ANNUAL LOSS GUARANTEED

Accordingly the Government found it necessary to revise its plans, and in the spring of 1919 proposed a new scheme by which the Central Government agreed to pay all annual losses incurred by the Local Authorities, caused by building houses at these times of excessive cost, beyond a certain maximum annual loss.

This maximum loss was set forth in the Housing Act; the total loss which any Local Authority can incur under the Act being limited to a sum "not exceeding the estimated annual produce of a rate of one penny in the pound levied in the area chargeable with the expenses of such scheme."

It is a little hard for us in America to understand just what this arrangement means. In the first place, it should be understood that in England nearly all houses are rented. Very few are owned by the persons who live in them. In addition, much of the land in England is leasehold property and not freehold, therefore not owned outright but frequently leased on long-term leases. Local taxes, or "rates" as they are known in England, are often paid by the occupiers of the houses and are not included in the rents, as is the custom in the United States. There are many

cases, however, in which, as a matter of convenience, the tenant pays his rates through his landlord, who includes them by adding them to the weekly rental. In the case of working-men's houses the local rates are as a rule merged in the rent, as in the United States.

THE RATEABLE VALUE

Rates, or local taxes, are based not on capital values as in the United States, but on the annual rental value of the property in a given district.

The local assessors ascertain the rents at which the property in question is rented. This is termed the "gross estimated rental." From this is deducted an amount for maintenance charges (repairs, insurance, taxes, and so on), which, in the case of a dwelling for a working man, is about one-sixth. What remains is the net annual value or "rateable value." Thus, in the case of a dwelling which rents for £100 a year, the rateable value would be £84. The aggregate of these rateable values of all the real property in a community gives the rateable value of that community.

For example, the "rateable value" of London, what in the United States would be called the total assessment, is in round figures 46 million pounds. A penny in the pound rate in the case of London would therefore yield 46 million pennies, or approximately a little less than £190,000 annually.

The scheme of subsidy as outlined in the Housing Act applied to London would mean that all annual losses which the Local Authorities incur through the building of houses at a time of excessive cost, and the renting of them below an economic rent, would be met by the Local Authorities up to an annual amount of £190,000 of annual loss. Beyond that amount all annual loss would be met by the Central (or Federal) Government.

THE CENTRAL GOVERNMENT PAYS THE COST

It seems to be the general consensus of opinion of all competent observers that this arrangement will work out so that practically almost the entire burden of annual loss will fall upon the Central Government; that the penny in the pound rate will yield so little in most communities as to be almost a negligible factor.

These observers are equally agreed, however, that it would not have been wise as a matter of Governmental policy for the Central Government to have offered to bear the entire loss; that it would have been subversive of sound principles of Government

and might easily have had the effect of breaking down the system of local responsibility which is so important a part of the British Governmental system. Those best in a position to know estimate that the total saving to the Central Government that will probably result from this arrangement of having the Local Authorities responsible up to a limit of a penny in the pound will probably not total more than a million pounds a year. All loss beyond this amount the Central Government will have to bear.

The method by which the various schemes are being financed is a comparatively simple one. The Local Authority, after its scheme has been approved by the Central Government (Ministry of Health) issues bonds which bear interest at 6% and which cover the entire cost of the scheme, not only the cost of the houses, but also the cost of land and the various public utilities such as sewers, roads, sidewalks, water, and so forth. The Local Authority then proceeds with its scheme, and builds the houses and develops the property. Later on, rents are fixed in conference with the Central Government, and the Central Government agrees to make good the annual loss on the basis already described.

THE HOUSING BOND CAMPAIGN

Wherever one goes in England to-day the word "Housing" catches the eye. From every hoarding, from dead walls of buildings, from fences, from letter-box pillars, on sandwichmen, from trucks passing in the streets, one reads:—

"England's Destiny is Linked with England's Homes."

Literally, millions of dodgers, circulars and posters have been sent broadcast through London. If there is any individual in London who does not know of the Housing Problem he must be both deaf and blind.

For the Housing Problem is the problem of the hour in England. It concerns everyone. Every family has its own first-hand experience of it.

The papers are full of discussions of it, advertisers use it to attract attention to their wares.

A few days ago I noticed a great crowd around a shop window. Upon investigating I found that it was a florist's window, and that what had attracted them was a house in the window built of flowers.

A model of a wooden house shown in the window of the exhibit of Canadian industries, a Dominion Bureau, is always surrounded by a crowd.

On the outside of branch public libraries one sees notices read-

ing "Government Housing Plans for this District on View Inside."

One of the leading successes in the theatres of London is a play the theme of which hinges upon the making of the Housing Problem a political issue by the leading character in his campaign for election to the House of Commons.

In over 450 districts throughout England there is now going on an active aggressive popular campaign, carried on along lines very similar to the American "Drive" methods, by the various Local Authorities throughout England who have Housing schemes in contemplation, to raise the funds necessary to provide the capital for the building of these houses. All such schemes have, of course, been first approved by the Central Authority—viz., the Ministry of Health. During the week of July 12 to July 17 London was going through the throes of such a campaign, the London County Council trying to raise £5,000,000 for this purpose. Every evening during this week public meetings have been held in all parts of London at which distinguished speakers have urged people to buy Housing Bonds which carry 6% interest, and which are redeemable in three periods of five, ten, and fifteen years respectively, at the option of the purchaser.

The same appeal to the public sentiment and patriotism that was made with such good effect during the war in selling Liberty Bonds in the United States, and similar Bonds in England, to provide revenues for the carrying on of the war, are now being made upon the basis of getting rid of the curse of the slum and providing "Homes fit for heroes to live in."

The London campaign was opened by a large public meeting held at the gigantic Albert Hall, presided over by the Chairman of the London County Council, and the speakers on the platform represented all religious denominations, both Houses of Parliament, and various Labour organisations as well. The appeal that was circulated at that time, and the arguments offered for the purchase of these Bonds, may be of interest. The appeal is as follows:—

FOR METROPOLITAN BOROUGHES.

LONDON HOUSING BONDS.

To provide money to build more houses in the Boroughs.

London is offering its citizens £5,000,000 Housing Bonds. A certain number of these bonds have been allotted to this Borough and are on sale from June 7th.

Read the enclosed official prospectus. Also read the page opposite and see exactly what these bonds are and how you can get one or more. But above all, read this and see why your Borough wants your help.

The need for houses comes home to everyone. In London more than 50,000 houses are wanted at once. Three times that number are needed

to make London what it should be, but for the 50,000 we cannot wait. What are we going to do about it?

London has made a start. The Boroughs and the London County Council have submitted schemes for 46,000 houses to the Minister of Health. Schemes for about 12,000 houses are actually in hand. But this is only a start, and we have not enough money even for these 12,000.

It is money that is wanted now. We cannot build cheaply. The new houses must not be slums or so built that they can deteriorate into slums. They must be better than the old—healthy for men and women—healthy above all, for the children. We must not sacrifice our children, but that is what we are doing now. We are bringing them up in slums. Slums mean overcrowding. Overcrowding means Dirt, Disease and Death. Think of it! Even before the war there were more than 750,000 people in London living more than two in one room. Twenty of the Boroughs have told the Minister of Health that there are 39,000 houses in their areas in which men and women should not be asked to live. We are not only out for more houses; we are out for better houses, more open surroundings, more fresh air. No ordinary sources of supply can meet the need.

If that is what we owe to the children, what do we owe to those who have fought for us? To-day men are walking the streets, men wearing decorations won in the war, seeking shelter for themselves, their wives and their families. Is this right? We are the wealthiest and most populous city in the world. We are the Metropolis of the Empire—a model for a Commonwealth of British Nations all over the world. Can we hold up our heads if this continues?

Let us not share the responsibility for such a disgrace. Let us see to it that every Londoner has a home. Let us prove that we know an A 1 population cannot be raised in C 3 homes. You who need a house—lend your savings to the Boroughs to build it; you who are fortunate enough to have a decent house—lend your money to save others from degradation, to increase contentment and reduce unrest. Remember, even if you have a home now you may any day want another. Unless there are more houses, you will not be able to find one. The interests of employers, householders and workers in this matter are the same.

Buy Housing Bonds and so provide the funds. There is no sacrifice involved. The Bonds are a good investment from the financial point of view and from the point of view of humanity. Take your share as a citizen in the reconstruction of the Boroughs and of your whole city. Be at one and the same time a patriot and a business man, or a patriot and a business woman.

Each house built eases the whole situation from top to bottom.

Your money and the interest on it are guaranteed by the wealth of your city. The wealth of a city depends on the health of its men and women and their possession of homes in which to live. Lend your money to increase that wealth.

Every device known to skilled advertisers is being availed of to bring these Bond issues before the public. The cities where the campaigns are going on are being literally covered with posters of various styles and sizes, from the ordinary window poster to colossal ones the height of a four-story building, covering the entire front walls of some buildings in London, bearing the legend "Buy Housing Bonds Now," with attractive pictures of the new houses that are to be built, showing the typical modern English cottage with its red-tiled roof, its attractive gardens, and

charming casement windows. A special housing film has been prepared and is being shown in all the motion picture houses.

One of the methods that have been employed has been to send a huge moving van through the streets loaded with furniture and carrying household pets, including a rabbit hutch and a couple of rabbits, with a bird-cage alongside. In the pouring rain on July 5 this moving van made its way along Regent Street, one of London's main shopping thoroughfares. On the tailboard disconsolately sat a woman and two children; they were evidently the outgoing tenants. As the spectators saw more clearly the side of the van they were able to read on it a huge notice, which read: "They have the furniture, but nowhere to put it. Buy London County Council 6% Bonds and help them to build a home." It is stated that the van is to tour all parts of London with a view of emphasising the importance of securing money for houses; this is only one of many efforts to further the campaign. The Minister of Health is personally, during Bond Week, making public addresses every evening in different parts of London, calling attention to the importance of the Bond Campaign. In addition to these methods, paid advertisements are appearing in the London daily papers calling attention to the advantages of these securities for investment purposes.

The success of the Housing Bond Campaign has been considerable. The Ministry of Health announced on July 30 that "since April 1, by means of stock issues, housing bonds, and mortgages, the various Local Authorities had raised no less than 40 million pounds in respect of housing, and that money is now being raised at a rather greater rate than 10 million pounds a month."

AN ECONOMIC RENT

The question that naturally interests one is on what basis the houses built with Government funds raised by taxation are to be rented, and here is to be found the chief weakness of the whole English scheme. The Government apparently from the very beginning abandoned all thought of attempting to get an economic rent for the houses. By "economic rent" is meant here, not the highest rent that can be obtained in the open market at the present time of restricted supply and enlarged demand, but the rent that would be necessary to pay the current rate of interest on the cost of the houses—viz., 6%, after the necessary deductions for maintenance upkeep, and the other usual charges.

Houses in England have always rented at a very much lower figure in proportion to income than they do in the United States,

and at rates which will seem to people in the United States as extraordinarily low, the British industrial worker in ordinary times paying only 15% of his income for rent, instead of 20% as in the United States.

What rents would have to be charged to obtain an economic rent from the houses being constructed by the Government can be readily seen when it is known that the average cost at the present time of these new cottages is about £1,000 each. The cost varies in different parts of England and for different types of cottages. In the London district the cost at the moment of what is known as the B3 type—viz., a two-story brick cottage, with parlour, living-room, scullery, three bedrooms, and bath, no cellar and no furnace, is £1,200.

The usual way in England of figuring the economic rent of a cottage is to allow 25% of the gross rents for repairs, vacancies, and management, distributed as follows:—

Repairs	...	...	...	...	...	15%
Empties	...	...	...	...	...	5%
Management	...	...	...	...	...	5%
						<hr/>
Total	...	...	...	...	...	25%

The economic rent, or the sum necessary to meet the interest on the loan, with proper allowances for amortisation, may therefore be stated as three-quarters of the gross rent.

In order, therefore, to pay the interest on the loan and its amortisation through a period of 60 years it would be necessary in the case of a cottage costing £1,000 to meet an annual interest charge on this house of £62 per year. As this, however, represents but three-quarters of the gross rental, the gross rental on such a house would be £83 per year, or approximately a rental of 32 shillings a week, not including rates.

It is a difficult thing to state what the average rent paid is in any country. For rents vary infinitely in different parts of all countries and at different times, and any statement of rents without a corresponding statement of the kind of accommodation provided is misleading.

As illustrative, however, of the rents ordinarily paid by the working men of England, one may cite the following figures taken from official records obtained in October 1919. They apply to the usual type of working men's dwelling containing five rooms in all, viz., a house with parlour, living room, scullery, and three bedrooms. For such a house in the industrial town of Sheffield the average rent was 7 shillings and 6 pence to 8 shillings, including rates; in Liverpool 8 shillings and 6 pence, including rates; in

Derby 6 shillings and 9 pence to 10 shillings and 6 pence, including rates. When it comes to the City of London, however, it is at once noted that rents are on a very different scale. In the Battersea district of London the average rent was given as 17 shillings and 6 pence, including rates. In Bermondsey, a very densely populated district, 8 shillings and 6 pence to 14 shillings, including rates.

It is thus seen that the average rent paid by the working man less than a year ago in the urban industrial communities of England outside of London was about 9 shillings a week, including rates.

We have just seen that to obtain an economic rent on the Government-built houses would require a payment of a weekly rent of 32 shillings, not including rates. If to this rent the "rates" (local taxes) are added, it would mean that the working man occupying such a cottage would have to pay a weekly rental of 48 shillings, or £125 a year. (Rates vary, of course, in the different localities, but those in a position to know state that it is a conservative statement to say that rates at the present time are a little over one-half of the weekly rental.)

Even when allowance is made for the 30% increase on rents which the new Rent Act adopted July 2, 1920, permits, the prevailing rent will only be 11 shillings a week, including rates, as against 9 shillings last October.

It is obvious that any scheme which contemplated getting from the working man a weekly rent of from 4 to 5 times what he has been accustomed to pay could not be carried out.

POST-WAR COST PRECLUDES AN ECONOMIC RENT

The Government, therefore, has found it impossible to attempt to rent the Government houses on anything like an economic basis.

It has said in effect: "These houses are being erected at a time when building costs are from 2½ to 3 times the pre-war cost. If the country could afford to wait until conditions became adjusted and prices returned more nearly to the pre-war basis, it would do so.

"We cannot neglect to care for our returned soldiers and sailors and provide them with decent and adequate homes. We cannot afford to permit conditions of overcrowding to exist and increase that will prove a menace to the health and welfare of the country. We cannot wisely tolerate the continued existence of slums and unhealthy areas. We must therefore build: there is nothing else to be done, and we must count the cost of building in these post-war times, when

building costs are from $2\frac{1}{2}$ to 3 times the normal cost, as part of the result of the War, which it properly is, and charge off as an expense involved through the War a certain portion of these excessive costs."

The Government scheme of financing, therefore, contemplates the renting of the houses at the present time for rentals that are as close to the prevailing rentals as it is possible to put them, with the hope that in 7 years—viz., by 1927, when it is expected that prices will have become readjusted—there shall be a reconsideration of the subject, and that at that time a certain portion of the cost shall be written off. (It is generally estimated that one-third of the present cost will thus disappear.) From that time on the houses must be rented on an economic basis upon the estimate of cost as then determined.

ON AN UNSOUND BASIS

This method of financing can be regarded only with the greatest misgivings.

How the Government expects 7 years from now to reconcile the working man occupying Government houses to paying higher rents than he is paying to-day is hard to understand.

For, at the present time, the working man is receiving higher wages than he has ever received before, and presumably much higher wages than he will receive 7 years from now; for all thoughtful observers seem to agree that prices must in that period come down materially, and they also agree that there can be no material reduction in prices without a corresponding reduction in wages, which is so important an element in the present high cost of living.

Does it seem reasonable to imagine that a working man who has been living in a Government house for 7 years, and paying a weekly rent of 11s. for all that time, when he has been earning high wages, £4 to £5 a week, will be willing when he is earning only £2 to £3 a week, to pay, let us say, treble the rent, or 33s. a week? Everyone to whom this question has been put—and it has been put to many officials engaged in the housing work of the Government as well as to many others—agrees that there is not the slightest likelihood of the working man being willing to pay increased rents under these conditions.

What the outcome is to be no one seems to know. Every one in England with whom this subject has been discussed agrees that the arrangements which have been entered into are most unsound from an economic point of view, and that the way out of the difficulty is clouded in uncertainty. They also, however, are

unanimous in the view that, notwithstanding the unsoundness of this plan, there was nothing else for the Government to do but to undertake the building of houses upon some such basis as has been actually worked out.

The opinion is unanimous that had this not been done England would have faced serious industrial disturbances, and the view is equally unanimous that if any attempt were made to charge an economic rent it would not only be unsuccessful, but would equally result in serious industrial disturbances.

PAYING ACCORDING TO ONE'S MEANS

While it is quite evident that to have charged an economic rent would have involved so great an increase in rental as to have been impracticable, yet it would seem that it would have been the part of wisdom for the Government to have attempted to approach as near to an economic rent as possible—to have ensured that the working man occupying a Government cottage should pay for it all that he can afford to pay, so that when the time comes, 7 years from now, to increase rentals, it will not be so difficult an operation, and the gap that will have to be bridged will not be so large.

It is unfortunate that the Government is neither doing this, nor attempting to do it.

POLITICS A FACTOR

Political considerations have undoubtedly been the chief factor in the failure of the Government to grapple with this somewhat difficult situation. The fear of antagonising Labour has undoubtedly prevented the Government from handling this question in a courageous fashion.

It apparently has not dared to say to the working man of England :

“ These houses are being rented to you either on an economic basis by which you pay for what you get, or they are not. If they are not on that basis, you are not paying for what you get, but are paying less than you ought to pay. It may be that you cannot afford to pay what you ought to in these times, and for that reason the Government is taking money out of the pockets of all of the people of England through its power of taxation in order to make up the deficit that you are unable to provide from your earnings. We therefore naturally expect you to pay just as much as you can afford to pay, and the rents of these cottages, therefore, will be fixed with relation to those facts. It has been a well-recognised principle of social economics for many years

that working men should not pay for rent more than a certain proportion of the family income. The proportion varies in different countries. In some countries the maximum amount that should be paid is placed at one-quarter of the total family incomes, in others at 20% ; in England it has generally been about 16%. Therefore, in fixing the rent for the Government-built houses that you are to occupy, Mr. Working Man, we need to know accurately what you are earning, and what the other members of your family are earning, if they are at work, so that we may fix the rent of your house on the basis of not more than one-sixth of those total earnings."

If such schedules of earnings had been required in each case, and these had then been verified with the employer, it would have been possible for the Local Authorities to have fixed the rents of houses upon the basis of what the occupier could afford to pay.

Nothing of the kind, however, has been done, nor is being contemplated. Every person connected with the Government to whom this suggestion has been made has held up his hands in holy horror, and has said instinctively and quickly :

" Nothing of the kind would be possible in England. Labour dominates our Government to-day ; it not only has tremendous weight with the Central Government, but is in control of many of the Local Authorities, the recent elections having returned many Labour members. It would be quite impossible to carry out any such plan, desirable though it might be. It would mean a discrimination which is foreign to our practice, and which would not be tolerated. To say that two men living in houses side by side, each receiving the same accommodations, should be charged a different rent, would not commend itself to the people of England."

DISCRIMINATION PRACTISED

While everyone has been quick to say that it would be impossible to discriminate in the rents paid by two workers occupying exactly the same houses and living in the same community, yet the fact remains that this is what will be done in some communities, but not to the end that the worker able to do so shall pay something approximately near an economic rent according to his means, but in order to still further reduce rents down to the level of the low rents paid by rural labourers in the past.

This question of discrimination is giving great concern to the Local Authorities in several communities where they will have to house both industrial and rural workers. Each worker will get

exactly the same kind of accommodation from the Government, but the authorities are puzzled to see how they can ask a rural labourer to pay a rent of 12s. when he has heretofore never paid much over 3s. a week; how they can expect him to have his rent increased four times the customary amount, they are concerned to learn.

RURAL RENTS AND WAGES

It appears that in the past rural labourers throughout England were paid a wage of about 15s. a week, and were paying a rent of from 2s. to 3s. a week. It was generally the custom for the rural labourer to pay his whole year's rent with the extra harvest money, generally amounting to about £5, that he made in the harvest season by extra work, thus practically having for his living expenses, exclusive of rent, his total weekly earnings. The effect of this custom has of course been to make the element of rent a very inconsiderable one to the rural labourer.

At the present time the rural labourer is receiving wages of from £2 to £2 10s. per week. These rates are fixed by law. It is believed by all those who have been consulted that it will be quite out of the question to expect to obtain from the rural labourer anything more than one-sixth of his weekly earnings, which would mean a rent of from 7s. to 8s. a week. In fact, there is very grave doubt expressed of the ability of the Local Authorities to obtain even this rent, owing to the fact that it represents more than double the sum which the rural labourer has heretofore paid.

England in this case seems to be reaping the fruits of many years' subsidising of the rents of rural labourers; for their rents have never been on an economic basis, and are a relic of the days of great landed estates, where the proprietor found it advantageous to furnish house accommodation to his farm workers practically without charge.

It is stated upon competent authority that "no substantial number of new cottages except those built by philanthropic effort, which includes those built by owners of large landed estates to take care of their people, have been built in rural England for half a century."

That the workers of England are not paying anything like what they can afford to pay as rent is apparent upon the slightest inquiry. In one Government house that the writer visited in one of the War-housing developments it was disclosed that the family were paying a weekly rental of 7s. 6d., although the head of the family was earning a weekly wage of over £4 in Government employ—that is less than 10% of his income instead of 16%. The miners of Great Britain, who, everyone agrees, are among the

highest paid workers, and who are earning on an average £5 a week, are unwilling to pay more than 6s. a week rent; in other words, but 6% of the weekly income instead of 16%, the amount agreed upon as proper in England.

THE RENTAL LOSS AND THE TAXPAYERS' BURDEN

What is actually happening may perhaps best be appreciated by a concrete instance. An economic rent (not including rates) upon the new cottages now being built at a cost of £1,000 per cottage would be 32s. a week. The actual rent which the Government expects to obtain from them is 12s. a week. The difference of 20s. a week represents the loss which the Government, through taxation, must make up. This is a loss in round figures of £52 per cottage per year. If 500,000 of these cottages are built, as is at present contemplated, the Government must necessarily face an annual loss of £26,000,000 a year (or at normal rates of exchange roughly 100 million dollars a year).

There is only one place this money can come from, and that is from the pockets of the taxpayers. That the leaders of public opinion in England fully realise this there can be no doubt: that the working men of England fail to realise it there can equally be no doubt.*

INCREASING FINANCIAL BURDENS

What will happen when with these increasing burdens of taxation, caused by schemes of this kind, the cost of living becomes intolerable, one hesitates to predict. Already dissatisfaction with the present excessive cost of Government is widespread throughout Great Britain.

The following extracts from speeches made by various members of the House of Lords, July 7th last, on the subject of Government expenditure are most significant.

* The National Housing and Town-Planning Council stated in June 1920:

"It is not possible at this stage to estimate the amount which Parliament will be called upon to vote annually to make up for losses arising in respect of the houses to be built under the housing policy of the Government in the next five years. But it may be stated that it has been estimated that the *annual loss each year for sixty years will be £20,000,000.*"

The Exchequer Balance Sheet submitted to Parliament by the Chancellor of the Exchequer, Hon. Austen Chamberlain, on July 6th, includes the following item: "Housing subsidies—£15,885,000."

The Earl of Middleton had this to say (in part) :

The hours of workmen were shorter, wages were infinitely higher, output was infinitely less, and price had become exorbitant. . . . He did not charge against the Government the whole of that which had taken place; but he submitted that they had ignored the ordinary laws of supply and demand, and by undertaking, as national services, services which could well be carried out by ordinary endeavour, had added to the difficulties of the nation; and that there was no general action in the direction of economy. . . . What was really handicapping industry at this moment was the immense pressure of ordinary taxation. In the last three months of 1919 the revenue was £186,000,000, while in the three months ended June 30th, 1920, it was £315,000,000. That meant that £130,000,000 more had been taken out of the pockets of the taxpayers in the last three months, and as a result the capacity of buyers in this country had been reduced by that sum. Before the war the taxation in the United Kingdom was £3 10s. per head; it was now £21 6s. In France taxation had increased by four times, in Italy four and a-half times, while in this country it had gone up six times. There was only one remedy for this state of affairs: we must stop spending. It was impossible to continue expenditure at the present rate. . . . These increases were beyond human possibility to cope with unless they were drastically curtailed. But they were put into the shade by the second class. The Government had at the same time an ambitious health policy, housing policy, and education policy, as well as a great policy for transport, Labour Exchanges, railways, and coal mines. They could not drive all these omnibuses abreast through Temple Bar without causing complete dislocation of the real traffic of finance—namely, what people were able to afford to spend.

Lord Inchcape said (in part) :—

We could not at the present time afford to indulge in such luxuries as these. . . . We used in this country to have a large trade that was interested in building houses. If we had left it alone, we should to-day have had twice as many houses built, or in course of erection, without any subsidies, and at one-half the cost, as we had under the force of the State housing scheme. As a business man he was free to say that he did not know a single principle of business and common sense that had not been violated by the Government from the first fatal moment when it thought it could build houses better, more quickly, or at less expense, than the men in the trade. Both the taxpayers and the ratepayers would have to pay through the nose for this supreme example of departmental megalomania.

RENTS LEFT TO THE LOCAL AUTHORITIES

This question of the terms on which the Government houses are to be rented to the occupiers is likely to become a matter of serious political consequence. The Local Authorities, not having to bear the financial burden, and wishing to have the goodwill of the occupiers of the houses in their respective communities, are seeking as a rule to keep rents down to as low a basis as possible, and are protesting against what they term the high rents suggested by the Government.

The Government is having great difficulty in convincing the

Local Authorities of the wisdom of fixing the initial rent high enough.

It is understood that what the Government contemplates is fixing an initial rent when the house is first occupied on a relatively low basis, approximately as closely as possible to the prevailing rents in the neighbourhood for similar accommodations, and then getting the Local Authorities to increase rents gradually, so much each year up to 1927, when it is hoped that the rents then charged will approximate something nearer to an economic rent on what is expected will be the cost of building similar houses at that time, which the Government estimates as being approximately two-thirds of the present cost of building these houses.

What the outcome of this situation is to be is very much clouded in doubt at the present time. To competent observers it would seem as if it were an issue that is bound to give rise to trouble. Labour, which is becoming more and more powerful in the Local Authorities, is likely to insist that rents shall be as low as the rents which have prevailed in the past in houses built in pre-war times. If they prevail in this view with the Local Authorities, it may mean that the burden of loss which the Government will have to make good will be so staggering that the taxpayers will rise against the entire scheme, and public sentiment may easily decide that Government-housing under such circumstances is so expensive a luxury that the country cannot afford it.

The Housing Act provides that rents shall, in the first instance, be fixed by the Local Authorities, but shall be approved by the Ministry of Health. If not so approved, the Act provides for an impartial tribunal of five members, of which the Ministry of Health nominates two, to settle the question, and the decision of this tribunal is final.

The policy adopted by Parliament for the guidance of the Local Authorities in fixing rents is set forth by the Ministry of Health (Statutory Rules and Orders, 1919, No. 2047, pages 9 and 10) as follows :—

1. The Local Authority in first fixing the rents under an assisted scheme shall have regard to :—

(a) the rents obtaining in the locality for houses for the working classes ;

(b) any increase in the rent of houses for the working classes authorised under the Increase of Rent and Mortgage Interest (War Restrictions) Act, 1915, and any Acts amending or extending that Act ;

(c) any superiority in the condition or amenity of the houses to be let by them under the assisted scheme or in the accommodation provided therein ; and

(d) the classes of tenants in the district for whom the houses are provided (as, for instance, the differences between agricultural and industrial communities).

2. The rent to be charged after the 31st day of March, 1927, shall, if reasonably possible, having regard to the conditions then prevailing and to the classes of tenants in the district for whom the houses were provided, be sufficient to cover (in addition to the expenses of maintenance and management of the houses and a suitable allowance for depreciation) the interest which would have been payable on the capital cost of building the houses if they had been built after that date.

3. If it is not found reasonably possible after the 31st day of March, 1927, to obtain the rent prescribed by rule 2, the rent shall be the best rent which can reasonably be obtained from the classes of tenant in the district for whom the houses were provided, regard being had to any superiority of such houses in accommodation, construction, or amenities as compared with houses previously built in the district.

THE RENT OF THE GOVERNMENT HOUSES

What this boils down to is practically the pre-war rent in the neighbourhood for similar accommodations, plus an increase of 30% over the net pre-war rent. This 30% represents the increase in rents to be allowed under the Increase of Rent Act passed on July 2nd, 1920, and which all owners of dwelling property are permitted by this new Act to make. In addition, where there are any tangible things that can be pointed to as justifying higher rents, such as larger rooms, a greater number of rooms, a better garden, more modern conveniences in the form of fixtures, such as lavatory basins and so forth, these are to be taken into account.

As illustrative of the rents which it is expected to obtain, take the district of Hayes, which is what in the United States we should call a rural district on the outskirts of a large city.

Hayes is about 12 miles from the centre of London.

Here, in the Government houses now building, the A 3 type of house (which consists of living-room, three bedrooms, scullery, and bath) is expected to rent for from 12s. 6d. to 13s. 6d. per week, not including rates; and for the B 3 type of house (consisting of parlour, living-room, three bedrooms, scullery, and bath) the rent to be obtained will be from 15s. to 16s. per week. These are the rents which it is expected to obtain on the outskirts of London.

In the provinces, however, rents for exactly the same type of accommodations would be materially less. There, for the A 3 type, the rents obtained will average about 10s. a week instead of 12s. 6d. to 13s. 6d., and for the B 3 type about 12s. 6d. instead of 15s. to 16s.

LABOUR PAUPERISED

Already signs are apparent to the thoughtful observer of the effect the policy of telling Labour that it can get something for nothing is having on the attitude of the workers throughout the country.

The testimony of the Regional Commissioners as to the attitude of the Local Authorities in dealing with Councils where Labour is strongly represented is most enlightening. In one case the inspector of a Regional Commissioner was reporting to his chief on the result of a conference that he had had with a particular Local Authority. This Local Authority insisted on having ceilings higher than the standards that had been adopted by the Ministry of Health as adequate. The Regional Commissioner asked his inspector whether he had pointed out to this Local Authority the fact that 8 ft. ceilings in cottages of this type were entirely sufficient, and that any increase in the height of ceilings would mean an increase in the cost of the houses. The inspector replied, "They are a Labour Council, and I cannot do anything with them. They do not care how much the houses cost."

What this additional 6 inches of height of rooms means in the increased cost of many of the housing schemes can be appreciated from the statement made in the London *Times* of July 20th, to the effect that the London County Council's housing scheme at Roehampton will cost £21,600 extra because of making the ceilings of the rooms 8 ft. 6 inches high instead of 8 ft. It is a nice question whether this extra 6 inches is worth 100,000 dollars of the taxpayers' money.

Labour, with its increased political strength, is now *demanding* what a short time ago it asked for.

To-day the average working man considers that providing him and his family with a dwelling of the very best type at a rent far below the economic rent (for which the taxpayer must pay annually vast sums of money) is not a special favour granted to him, but is his as a matter of right.

WHO IS A WORKING MAN ?

A significant note in the present policy of England is to be found in the gradual change of policy as to the kind of people to be benefited by the Housing programme.

Originally, thirty years ago, when various Local Authorities commenced to build new houses to replace slum dwellings, the houses were by law required to be limited in their occupancy to the "poor." Gradually there has come about a change, and houses have been provided for the "working man." Now even this limitation is being removed, and houses are being provided for all the people in England, excepting the rich.

Not long ago, when the Minister of Health was asked in Parliament to define a working man and to indicate the kind of people by whom the Government-built houses would be occupied,

the Minister stated that he absolutely declined to attempt to define who constituted the working classes.

While, of course, the houses which England is building are intended primarily for the workers, there is no assurance that they will be so occupied.

The determination of who shall have the houses is a question that is to be settled in each case by the Local Authorities—to be dealt with by them according to their own judgment.

That there will be favouritism in some cases, and the favouring of friends and relatives, many people seem to think, and undoubtedly there will be cases where such things will happen.

While the chief reason for the Government's embarking on this colossal scheme has been the belief that it was incumbent on them to provide "homes fit for heroes to live in," for the returned Service men, the houses are not by law limited to returned Service men, nor is there any surety that they will even be given a preference with reference to them.

So far as the policy of the Government manifests itself, through the Ministry of Health, that policy will be followed, but the Government in this matter considers that it has no power to coerce the Local Authorities and compel them to follow any definite plan by which preference would be given even to soldiers.

It holds that the best it can do is to indicate to the Local Authorities the considerations which should govern, and hope the Local Authorities will follow their advice. This it has done, and is doing, and has suggested that first preference be given to returned Service men with families, the second preference to widows of Service men with families, the third to other persons with large families, and so forth. Whether this plan will be carried out or not, or whether industrial workers who stayed at home will be given a preference, it is too early to say, too few houses having been completed as yet.

Some observers fear, however, that in some communities at least where the labour element strongly predominates in the Local Authority, there is some danger even of ex-Service men being discriminated against, and preference being given to industrial workers who stayed at home and who may even be of Pacifist tendencies or Conscientious Objectors, and, therefore, more sympathetic to the present point of view of much of organised labour than is the returned soldier.

One instance of the interesting ramifications of this phase of the subject is found in the situation that developed in one community where the working men who were building houses refused to "carry on" and threatened to "down tools" unless a certain

proportion of the houses which they were building were allotted to them.

A bit of internal evidence as to what may happen is found in the Act itself. It is specifically provided that a person shall not be disqualified from being elected as a member of a Local Authority by reason only of the fact that he occupies a house at a rental from that Local Authority. This presumably means that Local Authorities may assign houses to their own members; that is, in some cases to themselves.

It is to be regretted that the Government has taken the view of this question that they have, for it would have been entirely within their power to have issued regulations specifying the order of preference that should be given to applicants for the houses, and they could have insisted upon the carrying out of these regulations by the Local Authorities as part of the conditions of their approval of the scheme and the guarantee of the necessary funds.

SALE OF HOUSES TO THE WORKING MAN

Whether the attitude which the workers have adopted towards not paying an economic rent will be carried still further when the working man comes to buy the house he occupies remains to be seen. England heretofore has been a race of tenants. The practice which prevails in the United States by which the average working man owns his own home is not general in England.

There is noticeable, however, the beginning of a demand on the part of the working man, certainly of the conservative element among labour, that the working man should own his own home, though this is opposed by some of the more radical labour men, who are strong for Government ownership and operation of everything.

The Housing Act contemplates the sale of houses to the working man, where it is desired. While it is too early—too few houses having thus far been completed—to expect to find any considerable number of houses that have been sold, the Government is making plans for the development of this phase of the project. Under the law, it is within the power of the Local Authorities to sell a house to the working man who occupies it. What the Government contemplates is a scheme by which such houses will be sold on the instalment plan, with a part payment down upon purchase.

The present plans contemplate three schemes; one, by which the house would be paid off in a 15-year period, another in a 20-year period, and a third in a 25-year period, the amount to be paid down on the original purchase increasing with the length of the period in which the complete payments are to be made.

Thus, in the case of the 15-year period, the amount of purchase money to be paid down is to be £20; where the period is 20 years the amount is to be £35; and for the 25-year period there is to be a cash payment of £50 down. It is not contemplated that the Local Authorities should sell the property outright. What will probably be done will be that the Local Authorities will sell the leasehold at a ground rent of £5 a year.

LOANS TO WORKERS TO BUY HOUSES

The Housing Act, in addition to contemplating the building of houses and the renting of them to the working man by the Local Authorities, also provides that Local Authorities may make loans of money to individuals in their communities who may wish to buy the houses they occupy. Such powers have existed for some time in what is known as the Small Dwellings Act. So far as can be learned, few Local Authorities have thus far made loans for this purpose, as the effect of making such loans would naturally be against the interests of the Local Authorities, as it would encourage the sale of existing houses, and would use up the funds of the Local Authorities raised by Bond issues in the purchase of existing houses, and would thus diminish the funds available for the construction of new houses, which is rightly regarded as the most pressing need at the present time. Up to March 31, 1920, 1,278 loans had been made by Local Authorities to individuals to buy their own homes with the sanction of the Central Government.

PUBLIC UTILITY SOCIETIES

One of the methods which the Government is employing to produce houses, in addition to stimulating the Local Authorities to build and encouraging the private builder to re-enter the field through the offer of substantial subsidies, is through utilising the Public Utility Society.

The Public Utility Society is an institution that does not exist in the United States. By the Ministry of Health a Public Utility Society is described as follows :—

(1) It is a Society (with limited liability) registered under the Industrial and Provident Societies Act of 1893 (the Act under which Co-operative Societies are registered) for carrying on "any industries, businesses or trades specified in or authorised by its rules." In order to qualify for registration under that Act a Society must have not less than seven members, and a secretary. The share holding of any individual member must not exceed £200, but this limit does not apply to share holdings

by a Local Authority or another Society registered under the Act of 1893, or to holdings of Loan Stock. The Society also must comply with the requirements of the Registrar of Friendly Societies as to audit, examination, and publication of its accounts, etc.

(2) It must by its rules prohibit the payment either of interest or of dividend at a rate exceeding 6 per cent. per annum.

(3) It must include the provision of working-class houses as one of its "industries, businesses or trades."

In other words, it is a limited dividend corporation organised for the sake of providing housing for working-class people, with its dividends limited to 6%.

The nearest approach to such an institution that we have in the United States are the several societies organised for the purpose of building workmen's dwellings and with dividends limited.

While many housing reformers place great reliance upon the utilisation of Public Utility Societies in producing houses, the fact remains that at present they have not figured to a very large extent under the Government scheme.

Of the 2,700 houses completed up to July 1, 1920, only a little over 300 had been built by Public Utility Societies.

Organised efforts have been made, and are still being made, to increase the number of new societies of this kind, and 200 new ones have been formed since February 6, 1919. Practically 95% of all the Public Utility Societies now functioning are ones that have been formed since that date to aid in carrying out the Government Housing scheme.

About 40, or one-fifth, of the 200 new societies are what might be termed employers' organisations; in other words, they have been formed by employers for the purpose of providing housing accommodations for their own workers. The employers have wisely decided not to have "company houses," as known in the United States, or what is known in England as "tied houses," and have, therefore, formed a Public Utility Society in each case with the aid of others in their community to see that housing accommodations are provided.

In this respect the method employed is very similar to the most common method in the United States of meeting the housing shortage—viz., the getting together of the citizens of the community, especially the manufacturers who need the labour supply, and by pooling their common interests producing the houses needed.

It is the opinion of the officials in the Ministry of Health that the Public Utility Society is becoming less and less a factor in the situation.

One official estimates that out of the total of 800,000 houses to be provided to meet the present need not over 20,000, or less than 3%, will be provided by Public Utility Societies.

It may be of interest to consider briefly the scheme of the Act in so far as it contemplates using the Public Utility Society as an aid in producing houses. Under the terms of the Act, financial assistance can be obtained by a Public Utility Society from the Government, from the Local Authorities, or from both.

The Government assistance may take either of two forms : (a) a loan ; (b) a money subsidy.

With regard to loans, it is possible for the Government, if it so determines, to lend to a given Public Utility Society three-fourths of the total cost of their housing scheme. This cost includes not only the cost of producing the houses, but also the cost of the land and the improvements or utilities, in other words, the complete cost. Such loans are at the rate of 6% and extend over a period of 50 years.

The Government may also grant a money subsidy to the amount of 50% of the annual loan charges on the total capital of the society. This amount is permitted to be granted, up to the year 1927. After that date the Act reduces the amount of this subsidy from 50% of the annual loan charges on the total capital to 30%.

AID FROM LOCAL AUTHORITIES

The aid that may be given a Public Utility Society by the Local Authorities may take four forms :—

- (1) A loan.
- (2) A free grant.
- (3) The Local Authorities may subscribe for shares or bonds of the Company.
- (4) The Local Authority may guarantee payment of the interest.

THE GOVERNMENT MAY SUPPLY ALL THE MONEY

Under the terms of the Act a Public Utility Society, which is essentially a private corporation, may borrow three-fourths of its capital from the Central Government and the balance from the Local Authority. While it is not likely that this will ever happen, yet it can happen under the Act. Probably the extreme of what is likely to happen is what has happened in the case of the town of Guildford. Here the Government is providing 75% of the total capital cost of £480,000. The Central Government is loaning

three-fourths of this, or £360,000. Of the remaining £120,000 the Local Authorities are loaning £25,000 at 5% interest; thus the Public Utility Society is only having to provide capital to the amount of £95,000 on a £480,000 venture, or less than 19% of the entire capital. A similar instance is to be observed in the case of the Housing scheme at Stoke-on-Trent.

One advantageous feature of the plan is that where a Public Utility Society is seeking to acquire land for a housing scheme, and the owners of the land are holding them up for an exorbitant price, the Public Utility Society can ask the Local Authorities to acquire the land needed, paying for it the price which the Government deems proper, thus preventing land extortion.

HOW THE GOVERNMENT MET THE SHORTAGE OF LABOUR

The most serious condition that exists in England to-day in the housing situation is to be found in the shortage of labour for housing work, and the attitude of organised labour towards such work.

Notwithstanding the fact that the Government has undertaken the colossal task of building 500,000 houses for the benefit of the working men of England, at the stupendous cost of 100 million dollars a year annual loss to the taxpayers through a period of 60 years, we find Labour, while welcoming this effort on the part of the Government and urging the Government on to renewed activity, and criticising it for its delay in not getting ahead with the work faster—at the same time adopting a deliberate policy, the purpose of which is to prevent the work from being accomplished rapidly, in order that the work may be spun out for as long a time as possible, so as to make sure that there will be no unemployment in the building trades during a long period.

The results of this policy of restricted output, or “ca’ canny,” are obvious. It means not only the postponement of relief from the present housing shortage, and the consequent high rents which are bound to ensue, but also greatly increased cost of the houses, and therefore greatly increased burdens on the taxpayers, who will have to make good the annual loss thus incurred.

That intelligent leaders in the Labour movement in England should take the position they have seems incomprehensible.

RESTRICTION OF OUTPUT

In the face of an ascertained actual need of 800,000 houses, most all of which are needed at once, in the face of a very great shortage of bricklayers—according to the Minister of Health,

before the war there were about 100,000 skilled workers in the trade, at present there are only 51,000—Labour has clung fast to two principles :

1. Restriction of output.
2. Opposition to dilution of labour.

It is inconceivable but it is true. Labour has refused to permit the utilisation even of returned soldiers, who are greatly in need of employment, in building these houses that are being built with Government money, for the benefit of Labour itself, holding fast to the principle that there can be no dilution of labour, and that no one but a Union bricklayer can be allowed to lay a single brick. The effect of such a policy is to delay for years the completion of these houses that are so urgently needed, and which should be completed immediately if their own fellow-workers are not to suffer grievously.

In a statement to the public Press issued under date of August 11th the Minister of Health called attention to the great need of labour for the various housing schemes, and urged the employment of unemployed returned soldiers and sailors.

He pointed out that on June 30th there was an actual definitely ascertained shortage of 12,000 skilled men on the various housing schemes then in course of construction, involving some 23,300 houses. He pointed out, further, that housing schemes were at that time actually held up for want of labour in the cities of London, Liverpool, Manchester, Birmingham, to mention only a few of the cases, and goes on to say :

This is the position with the houses under construction. This grave shortage will become a crippling deficiency before long, for the Ministry have approved tenders for 137,552 houses, and contracts have actually been signed for 83,014 at this moment. Thus there will be a demand for more and more labour in the building trade, and employment for thousands of ex-Service men if the Trade Unions will co-operate in facilitating their absorption into the building industry. The Government have recently put definite proposals before representatives of the employers and employed in the building industry for this purpose. Having regard to the right of ex-Service men to employment, and to the imperative need of improved housing, I believe that the conscience of the country will not permit any obstacle to stand in the way of employment of ex-Service men on the housing scheme, which is in peril for want of more labour.

Even more difficult to reconcile is the position of Labour with regard to limitation of output. Before the war, bricklayers in England were laying from 600 to 800 bricks per day. The day was then a 9-hour day, which would give an average of 80 bricks an hour.

To-day they are laying from 350 to 400 bricks a day in an 8-hour day, or an average of 50 bricks per hour. In other words, bricklayers have reduced by 60% their daily output, at a time when

increased production is a crying need. To realise what this means it is only necessary to remember that in the United States before the war a capable mason would lay 1,800 bricks in an 8-hour day and experience no undue fatigue or strain.

THE COST OF "CA' CANNY"

What it means to England and to the cause of housing to have organised Labour adopt such a policy and restrict its output to one-sixth of the output that Labour in similar occupation is capable of performing in the United States without burden or strain, or working under undue pressure, is hard to estimate. The effect of this "ca' canny" policy in increasing the cost of the houses that are to be occupied by the working men in England is obvious to every candid observer.

In a striking article published in the London *Weekly Dispatch* of July 4, Lord Birkenhead, the Lord Chancellor of England, calls the attention of the public to this situation and handles it without gloves. He points out that the effect of this policy means an increase in rent to each working man of 2s. 6d. a week, which, on a rent of 10s. 6d., represents an increase of approximately 24%.

THE LORD CHANCELLOR GIVES WARNING

In this article Lord Birkenhead has the following to say :

Deliberate restriction of output by the worker is known as "ca' canny." I propose to give an illustration of it in a case where the exact facts are not disputed by anybody, so that one can argue from it.

In a subsequent article I hope to show, with all fairness and with deep sympathy, that the reasons by which the policy of restricting output is justified by the workers themselves are ill-founded, and that a far better policy is open to them and the country.

HALVED OUTPUT.

A few weeks ago a number of bricklayers who were working on a housing scheme at Hayes went on strike. Before laying down tools they interviewed the contractor to tell him why they did so. They had no hesitation in putting their cards on the table in the frankest manner possible.

I hope to take up their hand and examine it with equal frankness. For these are days in which almost every problem which confronts us is economic in character, and unless we are to tell the truth to one another so that we shall not do wrong without knowing that we are doing wrong, the result will be disastrous.

I propose to look at this question now purely from the workers' standpoint.

These bricklayers were working in gangs on a local housing scheme. They were workers on time rates, 44 hours a week, at 2s. 0½d. per hour for the bricklayers, and 1s. 9d. per hour for their labourers. Each gang was under a foreman, and all the gangs but one went on strike because the contractor refused to dismiss the foreman of the other gang, a man named Burgess.

Burgess and his gang were laying 700 bricks per man per day, and the other gangs were laying only 350 bricks per man per day, precisely half as much. This was the only complaint against Burgess which the discontented gangs attempted to make. Burgess's own gang made no complaints of any kind. It was not suggested that Burgess sweated the men, or drove them, or domineered over them, or that his men were exhausted by their day's work.

The contractor refused to discharge Burgess, and all the other gangs left.

NO OVERWORK QUESTIONS.

There is a most grave house-famine in this country. Building operations were suspended soon after the outbreak of war, and the consequence is that we are now 800,000 houses short.

Allowing an average of 4.5 persons per house, this means that nearly $3\frac{1}{2}$ million people in this country—making in the aggregate a town more than half the size of Greater London—are short of house-room, and have to crowd into the existing houses as best they can, with an obvious loss of comfort and efficiency and an obvious danger of disease due to overcrowding.

It is in these circumstances that the men at Hayes who only wanted to lay 350 bricks a day struck work because their fellow-workmen were willing to lay, and were laying, 700.

If to lay 700 bricks per day exhausted a bricklayer to such an extent that he had no energy left to enjoy the pleasures and comforts of life during his leisure, no one would say a word against men who refused to deprive their lives of the things that make life worth living. But nothing of the sort is alleged.

Indeed, I am assured on the highest authority that 700 bricks a day is not a very large but a rather small stint of work. I am myself prepared to produce a man of 70 who will undertake to lay 900 for a considerable period.

On the whole I think it is a good thing that this unmistakable case of "ca'canny" has occurred at Hayes. It has brought the whole question into the open daylight of public discussion, and in a country like ours nothing but good can come of that. For here the precise effects of "ca'canny" on the well-being of the workers can be ascertained.

TWOFOLD EFFECTS.

These effects are twofold. In the first place there is the effect on the cost of building the house and the consequential effect on the rent which must be charged to the working man who is to live in it.

Hayes, where the incident occurred, is in the Metropolitan Police District, where the average cost of building a house of the type inhabited by a working man and his family is about £950. Of this, two-fifths, or £380, is directly paid to the workers of all kinds engaged on building it. The cost of bricklaying is about one-quarter of the total cost of this direct labour—that is to say, it is £95.

Obviously, then, if 700 bricks were laid per man per day instead of 350, half of the cost of bricklaying would be saved. This amounts to £47 10s.

To this there must be added an additional saving on overhead charges. I put this at 10 per cent. on the £47 10s.; so that the total saving on a working man's house, if all the bricklayers worked like Burgess's gang instead of the other gangs, would be a little over £52.

In these days it is quite easy to get 5 per cent. on a gilt-edged security. A man, or a municipality, building a house will, of course, want much more than 5 per cent. on the building cost to allow for repairs, depreciation, and other incidental charges.

Avoiding a risk of exaggeration, let us put the percentage of the total

building cost which he would have to exact as rent at 12½. We can all figure the results out for ourselves.

The result of the conduct of the bricklayers at Hayes is that the working man who lives in the house when it is finished will have to pay 2s. 6d. more rent a week than he need have paid if they had done their plain and obvious duty by him, by their class, and by their country.

Another result is equally obvious. It is calculated that at the rate of 350 bricks a day one bricklayer would build four average working-class houses in a year, whereas at twice the speed he would, of course, build eight.

As I have said, house-room is wanted here and now for nearly 3,500,000 people, who require 800,000 new houses. Even while we are putting them up for the existing population, the rise of a new population requiring houses will make the problem nearly as bad.

When will it be solved if bricklayers are determined only to do half the work they might do?

So general has become the understanding as to this attitude of Labour, and especially the bricklayers, with regard to not giving "a fair day's work for a fair day's pay," that their unwillingness to produce a reasonable daily output has become one of the standing jokes in the comic papers. Nearly every week "Punch" has some pungent comment on the situation. In a recent issue it said :

Some idea of the heat experienced in this country last week can be deduced from the fact that several bricklayers were distinctly seen to wipe their brows in their own time ;

and in another issue it had this to say :

A camera capable of photographing the most rapid moving objects in the world is the latest invention of an American. There is some talk of his trying to photograph a bricklayer whizzing along at his work.

A recent issue contains a picture of a bricklayer at work on a building, saying excitedly to his helper :

"There—that's what comes o' arguing along o' you; I've laid four bricks over me three 'undred !"

LABOUR'S SIDE

In order that my view of this situation might be neither one-sided nor biassed, I have sought out the leaders of organised Labour and have obtained their point of view on this vexed question.

It sheds considerable new light on the situation.

As put by Mr. George Hicks, Secretary of the Operative Bricklayers' Society of England, and also President of the National Federation of Building Trade Operatives, thus representing in his official person not only the national organisation of the bricklayers but also the national organisation of the whole building trades

throughout England, Scotland, Ireland, and Wales, the position of Labour is, in substance, this :

In the first place Labour is deeply interested in the building of houses, and realises fully that Labour itself will benefit largely from their erection, and wants to do everything it can to facilitate speedy construction. Its first duty, however, is to its own class.

THE UNEMPLOYMENT NIGHTMARE

The nightmare of the working man of England for many years has been unemployment—and with reason. It is solely because of the fear of future unemployment that Labour has adopted its policy of restricted output.

Mr. Hicks said that organised Labour has taken no official position on restriction of output, and that the workers had not been officially advised to “ca’ canny.” He stated, however, that he was thoroughly in sympathy with the limitation of output under present conditions, and that organised Labour as a whole took the same view. The reason for this was that in the past Labour had found that, the faster they worked the quicker they became unemployed, and unemployment had been a serious evil in England for many years and was still a present menace.

THE SHORTAGE OF WORKERS

To-day there are 20,000 bricklayers working in other industries because they cannot get a suitable living in their own trade. Before the war 40% of the building-trade workers were engaged on the production of houses.

At the end of 1919 there were 55,000 bricklayers in the country available for work. During the war, from 1914 to 1919, 25,000 left the industry, due chiefly to the fact that there were not sufficient jobs in the building trade to warrant their continuing, and they naturally had to seek other lucrative employment that would support them, which they found in other industries. He estimates that, after making allowance for 5,000 who either had been killed in the war or were too old to go on with work, or died in the natural course of events, there would be a net number of 20,000 who had left the trade and whose places had not been filled.

Mr. Hicks added that they had offered to the Ministry of Health to set up “Watch Committees” in each community to report to the Ministry of Health on all work being done in that district which in their judgment would seem to be of a non-essential nature, and from which bricklayers might be withdrawn and transferred to housing work without injury to the community, but,

on the contrary, with benefit to it; the suggestion being that where such reports had been made to the Ministry of Health it would be incumbent upon the manufacturer whose plant was being extended to show cause that this building operation was a real necessity. This offer to the Ministry of Health was, however, never accepted.

LABOUR'S OFFER TO THE GOVERNMENT

Early in 1920 Mr. Hicks, on behalf of the organisations he represents, said in effect to the Government, as represented by the Ministry of Health, that the Operative Bricklayers' Society would agree to supply the Government for housing work 27,500 bricklayers, provided that the Government would guarantee a full week's work of 44 hours to each man employed.

If the Government did this, the Operative Bricklayers' Society was prepared to take a plebiscite of its men and register them for housing work. It would also agree to engage in active propaganda to obtain priority for housing work, and to get bricklayers to give up other work that they might be engaged upon and devote themselves to housing work exclusively.

Labour also agreed to relax its rules on overtime. These rules prohibit *all* overtime work, irrespective of the rate of payment. What they agreed to do, therefore, was to permit overtime work upon a proper basis of extra pay for it.

A letter embodying these proposals was sent to the Minister of Health early in the year. When asked what the attitude of the Government was to these proposals, Mr. Hicks stated that the Minister of Health agreed to them in principle, but practically the only point upon which agreement could not be reached was the understanding that the men would be guaranteed a full week's pay.

LOST TIME A FACTOR

Apparently the difficulty hinges upon the fact that owing to the frequency of rainy weather in Great Britain, the men lose a great deal of time. They report for work, are unable to take other jobs, and then if it rains, work is stopped by the employers. Mr. Hicks cited a case, which he said was quite typical, of where a bricklayer was only able to draw 17 hours' pay, though he had put in a full week's time—viz., 44 hours—due to the fact that the work was stopped so frequently owing to the rainy weather.

He disclaimed, on behalf of Labour, any desire to be paid for work they did not do, but, on the other hand, he expressed the view strongly that Labour should be paid for its time; and that, if because of the weather, working men were unable to go on with

their work, they should be guaranteed their full week's pay, as this situation is due to no fault of theirs and no unwillingness on their part to do a full week's work.

He added that the way to win back to the building industry the men who had left it was to make their conditions of employment sufficiently attractive to them so that they would want to come back, and that no man would be willing to come back into this industry so long as this uncertainty of employment continued, and that the working man must be assured of a steady and permanent income sufficient to meet his needs and support his family under proper conditions. If the Government had been willing to guarantee three years' work to the bricklayers of England, with the further guarantee of a full week's work (44 hours), the men would have been glad to have accepted the conditions and have produced houses to the limit of their ability.

RESTRICTION OF OUTPUT

As to the number of bricks that a man could lay in a day, Mr. Hicks agreed that before the war bricklayers were laying 800 bricks a day, and that to-day he considered 500 bricks, on an average, a good day's work. A bricklayer should build six houses a year.

But there was danger in contrasting these two outputs without a full understanding of the situation. Before the war most of the houses on which bricklayers were working were "jerry-built" houses, and work was roughly and poorly done. All the most important things, foundations, damp-courses, concrete work, flues, and drains were all "scamped."

Under such conditions it was natural that men could lay more bricks per day than at the present time, when the Government is doing the work and the work is being more carefully and thoroughly done. Moreover, methods of construction have changed. Before the war brick walls rested on built-up footings. This was rough work which was concealed, and which did not have to be carefully done; it therefore could be done quickly.

To-day the method of construction is different. The walls are built up direct from the concrete foundation. The work all shows, and all has to be much more carefully done; it therefore takes more time. In addition, the use of "breeze" blocks for partitions has made much more careful adjustment and fitting in of the slab partitions into the walls necessary, all of which takes more time.

On straight-away wall work where there were no openings the work could be done more quickly. Mr. Hicks said that in his

time he himself had laid 3,000 bricks in a day (but this was under exceptional circumstances), but that he considered 500 bricks under present conditions a proper average day's work. He was asked directly whether he considered this the maximum day's work that a man ought to do, in view of the great need of houses and the need of speedy construction. He said that he thought it was.

The question of the dispute at Hayes, referred to in Lord Birkenhead's article in the *Weekly Dispatch*, was discussed. Mr. Hicks seemed to feel that Lord Birkenhead had seriously misstated the facts, and added that he had challenged Lord Birkenhead to a public debate on the question at issue. He added it was reported to him that Burgess, the man referred to in the article, the foreman of the gang who were said to be laying 700 bricks per day per man, admitted that his gang laid only 500, not 700. Mr. Hicks added that the real issue in that case was the fact that the foreman Burgess was objectionable to the workers because he acted as a pace-maker, that no foreman could wisely supervise more than 20 bricklayers with their helpers; that would give him a gang of from 35 to 40 men, which was quite enough for any foreman to look after, and that instead of looking after the work of his gang Burgess spent his time in rushing round doing other things trying to speed up work, and that the men resented this.

WORKING IN RAINY WEATHER

On the subject of the guarantee of a full week's work to each man, Mr. Hicks stated that it was the outside men, bricklayers, walling masons (stonemasons), and their labourers who chiefly suffered from being laid off in inclement weather. He expressed the view that employers lay the men off much too readily, especially for frost.

In response to inquiry, he gave the view that he thought the Ministry of Health had been unwilling to grant this point, the guarantee of a full week's work irrespective of weather, because of the position of the contracting builders, who feared that if this plan was adopted it would be used as a precedent in work other than Government work, and that the next move of Labour would be to insist on a similar arrangement in all private work, and that strikes would probably result if the employers did not grant this demand.

Mr. Hicks added that this is undoubtedly what would have happened, and something that Labour intends to work for until it gets it.

Mr. Hicks was asked whether it would be possible to so organise the industry that men could work in rainy weather on

outside walls and similar outside work by rigging up awnings or similar means of protecting the workers and the work from the rain. He said that this was entirely feasible, of course always excepting torrential storms.

DILUTION

In discussing this question, Mr. Hicks said that organised Labour throughout the country was absolutely opposed to dilution, and that the chief reason for this is the fear already referred to, that the work will give out and that unemployment in the trade will result, as it has in the past.

As substantiating this claim, Mr. Hicks submitted the following schedule of the estimated number of men in the bricklaying and stonemasonry trades who would be available for housing, and the number of houses they would build per year as follows :

27,500 men now in the industry each building 6 houses a year	165,500 houses
20,000 men lost to the industry but who can be attracted back to it, and who normally should return, each building 6 houses a year	120,000 „
5,000 stonemasons, each building 4 houses a year (the stone-walled type of house prevails in Scotland and in Southern Wales)	20,000 „
	<hr/>
Total	305,500 „

Upon this basis it would mean that in from three to four years, making allowance for the new houses that would be needed each year while these were in course of construction, all the Government houses would be built, and that there would then result unemployment.

Mr. Hicks was asked whether he did not think there would be plenty of employment for the bricklayers in other forms of building construction, plus the normal number of houses which would have to be built every year. He said very definitely he did not, that other forms of building construction would call for the services of the other 27,500 men in the industry; there being, as stated at the beginning of the interview, 55,000 bricklayers available at the end of 1919, and he had only allocated one-half of these to housing work.

Mr. Hicks added that irrespective of these considerations it would take at least five years to train the men to become competent

bricklayers, that everybody agreed on this, including the employing builders.

Notwithstanding this policy of opposition to dilution, Mr. Hicks stated that the Unions, as a matter of patriotism, had agreed to train disabled Service men, but that they were not willing to train the able-bodied ones, for reasons above stated. Any one of these men, however, can obtain employment at any time as a bricklayer's helper. Mr. Hicks added that there was need for labour of this kind, and that the helpers were paid only 3d. per hour less than the bricklayers themselves.

BUILDING BY DIRECT LABOUR

The most hopeful development in the housing work, from the point of view of Labour, apparently is the present tendency of Local Authorities to erect houses by direct labour, instead of letting the contracts to contracting builders. Mr. Hicks stated that organised Labour was strongly in favour of such a system. When asked why and what advantages there were to the men under such a system, as contrasted with the ordinary system of working for contractors, he stated that while the men received no more wages and the conditions of labour were the same—viz., that they worked the same number of hours—there were elements under this plan which made the work more attractive to labour. In the first place, the men were guaranteed definite employment, full week's work, and in some cases for a three years' period. This was the case where the Local Authorities had large schemes to go on with. At Newbury, in Berks, for example, where the Local Authorities employed the men on their housing scheme on the direct-labour basis, the men had been offered 6d. per hour higher pay in other building work not connected with the Government or housing only four miles away, but they had refused this offer of higher pay. When asked why they did so, it was stated that it was because they were guaranteed three years' work by the Local Authorities, and also a full week's pay each week irrespective of weather conditions. It also develops that in these direct-labour schemes the working men are paid for all holidays, and in addition are granted one day's holiday for every two months' service. Thus they enjoy the equivalent of one week's vacation each year at full pay.

Mr. Hicks expressed himself as heartily in favour of the principle of building houses by direct labour. He said that it was proving very successful, that the men employed in this way are satisfied, that they did not leave their jobs, that there is practically no labour turnover, and that jobs under these conditions

are eagerly sought after. He attributed this to the fact that while conditions of work are the same as in outside work, the privileges as to holidays and the guarantee of certainty and continuance of employment are the things which make it attractive.

Mr. Hicks was asked whether it was not true that these situations existed chiefly where the Local Authorities had a strong Labour complexion, and whether Labour's approval of this system was not somewhat conditioned by the knowledge that many Local Authorities were now very largely made up of Labour representatives.

Mr. Hicks stated that organised Labour favoured this system of building houses by direct labour, irrespective of any such political considerations, and that whether the Council was composed of Labour men or not, the method of employment was one which the working man wanted. He added that Manchester was a good illustration of direct labour.

As illustrative of the results obtained under this system, Mr. Hicks added that in the Newbury housing scheme, where they were employing direct labour, the men were laying 620 bricks per day and were working a 9-hour day, of course being paid overtime for the extra hour. According to a statement in the *Newbury Weekly News* of January 1, 1920, the surveyor's original estimate of the cost of 115 houses was £65,000, and the contractors' tender (bid) was at the rate of £875 per house. The surveyors' estimate as to cost if done by direct labour was £600 per house. Making allowance for the State subsidy which would have been granted to each house, it is stated that the total amount saved by using direct labour in this case is £33,000, that the State subsidy saved is £10,920, and the total rent saved £1,248 per annum.

LABOUR'S OBJECTIONS TO THE TYPE OF HOUSE

It appears that Labour is somewhat critical of the houses that are being built by the Government. The chief points of objection are that the rooms as a rule are not large enough and the ceilings are too low. The working men strenuously object to ceilings only 8 ft. high, because they believe such a low ceiling does not provide proper ventilation. They also add that the effect of the low ceiling is depressing. They feel that the ceiling is coming down and hitting them, their heads are too near it. What they want in England is a ceiling 8 ft. 6 in. high, and in Scotland, where they are used to higher ceilings, a 9-ft. ceiling.

Mr. Hicks also cited the scheme at Norbury of the London

County Council as objectionable, because they were building 26 houses to the acre instead of 12. He also stated that they objected to partition walls between houses but 3 inches thick. He was asked whether there was any objection to utilising walls of 3 inches when built of concrete, provided sounds could not be heard from one house to another. Mr. Hicks admitted that there was no objection to cheapening construction in this way, provided the sounds were not transmitted, but said that he had seen no case where this was so, that sounds were carried so easily that one could hear the man in the next house "change his mind."

Mr. Hicks added that in a number of cases the men had wanted to "down tools" because of their objection to building this type of house for working men to live in. It was a moral issue with them. He and the other leaders, however, had been able to prevail upon the workers not to strike for this cause, and to withhold action for the present. A case in point where this situation arose was the case at Barrow in Lancashire.

Mr. Hicks added that he and the organisations he represented were prepared to stand fast on this point and stop all work on housing if the Government would not respond to the demands of the workers and provide houses of the right type. He said he felt that the Union men owed that responsibility to their own class.

MEETING THE LABOUR SHORTAGE

That the Government was fully conscious of the necessity of securing a supply of labour adequate to the needs of the situation must be evident to anyone who reviews what the Government has done. As early as June 18th, 1919, the Parliamentary Secretary of the Ministry of Labour addressed a meeting of the Resettlement Committee of the Industrial Council for the Building Industry, a Committee composed equally of representatives of employers and working men in the building trades. At this meeting the members of this Committee were informed that in the opinion of the Government there was danger of a shortage of labour so great that serious delay might be caused to the Government's Housing scheme.

EMPLOYERS AND MEN COMBINE

Accordingly this Joint Committee of building employers and working men offered their services in attempting to work out a remedy for this situation.

In a Report submitted by this Committee on August 1st, 1919, it was pointed out that there existed at that time a shortage of 500,000 working-class houses in the British Isles, to which there

must be added the normal demand of 100,000 houses a year ; that to make good this deficiency the Government had determined to erect 100,000 houses in England and Wales before July 1st, 1920, and 10,000 in Scotland, and to double these numbers in the ensuing year. It was pointed out that to carry through the first year's programme alone the Government stated that they would require 220,000 men.

In considering how this large number of men was to be supplied in the building trades the Committee points out that building labour at that time was roughly divided into five classes :—

- (a) Men then engaged on building work.
- (b) Men describing themselves as building workmen and then unemployed.
- (c) Men still in the Army.
- (d) Men who left the trade for other employment during the War.
- (e) Men who left the trade for other employment before the War.

The Committee points out that owing to the artificial checks on building during the War, the enlistment in the Army of half the workmen in the trade, and the immense changes which have taken place in the distribution of wealth and the nature and processes of manufacture, there was then likely to be from private sources a demand for building other than housing greater than any the country had ever known.

The Committee goes on to point out that the reserve of unemployed labour had gradually dwindled since the Armistice, and was at that time as low as it had been in the best years before the War, that large contractors were everywhere busy, and in many cases were refusing contracts.

HOUSING WORK NOT ATTRACTIVE TO LABOUR

They add that there seems to be a general feeling that private work is more interesting, more profitable, and less attended by unsatisfactory conditions than the work offered under the Housing schemes ; and that from the men's point of view the work will not need great skill, and will as a rule be performed under conditions involving more or less discomfort.

As the Committee puts it :

Instead of housing schemes appearing, as they are sometimes represented, as the one hope of an unemployed trade, they must stand against severe competition, and there seems to be a direct pull both of interest and inclination in favour of commercial as against this class of work. Your Committee, therefore, feel that unless this attraction can be more

than counteracted, or some forcible measure such as priority is adopted, there can be no certainty that any of the men now employed in the building trade will be released for, or turned over to, housing work.

The Committee considered carefully the number of men who might be available among those reported as unemployed, pointing out that many of these were unemployable, and giving as their judgment the maximum number of unemployed who might be available as 10,000.

They also considered carefully the force of men available from men then in the Army. Their estimate is that there were probably 80,000 men at that time in the Army who might be expected to be released before May 1st, 1920, who would be available; but added that there can be no certainty that these men will go to housing rather than to other work.

The Committee's conclusion was that if every available man not at that time actually employed on building work takes up work on housing schemes, there would still be a deficit of over 100,000 men.

DILUTION

Your Committee felt that the method of admitting and training labour brought in from outside the trade, to which their attention was drawn by the Press and by speeches made up and down the country, was the last method which should be considered, not only in the interests of the building industry, and on account of the opposition which it would provoke, but also because the labour brought in would be useless, if not actually a cause of delay, during the very period when the greatest output was needed.

The Committee goes on to consider in its Report such important questions as the distribution of the available labour, the provision of adequate housing conditions for the working men while on their respective jobs, the use of more than one kind of material, the facilitation of transport, the removal of vexatious and costly forms of contracts; and they go on to suggest schemes of priority and methods of increasing output. On this subject of restriction of output they have this to say:

It is well known that allegations of restricted output are commonly made against the building trade, and that the ground given for this practice is the dread of unemployment which hung over building workmen before the War. Your Committee took no evidence and do not desire to give any opinion as to the prevalence of such customs. . . . They wish to point out that the first year's figures of 110,000 houses is to be followed by an annual programme of not less than 220,000, and that after the houses comes the reconstruction of the slums; that every man in the industry can now be fully employed over a period of years; that increased production means that the cost of the houses is lessened with a corresponding advantage to the community, and they recommend that a statement be made to the building trade operatives through their unions which shall lay the facts as to the building requirements before the men, and appeal to them to use their best endeavours in the service of the State.

The Committee also urges that various steps be taken to augment the available supply of labour by the training of apprentices and through other means.

This comprehensive Report, submitted by this important Joint Committee of both employers and working men, was presented to the Government on August 1st, 1919.

THE GOVERNMENT FAILS TO ACT

Apparently the Government did little to carry into operation these recommendations, for in December 1919 the shortage of labour for housing still being serious, the Prime Minister, Lloyd George, delivered an address to the Industrial Council for the Building Industry in which he called upon both employers and working men to meet this situation.

To the considerations presented by the Premier both working man and employer responded in separate memoranda submitted in March of the present year. These replies are most significant, especially those of organised Labour. Speaking through the mouth of W. Bradshaw, Secretary of the National Federation of Building Trade Operatives, Labour spoke in no uncertain tones. It was pointed out to the Government that

The problem of a sufficiency of labour to supply the social need for houses in the shortest possible time has engaged, and is still engaging, the attention of the operatives in the building trade. They are interested both as citizens and as builders. As citizens they suffer equally with other workers from the lack of decent homes, although part of their business in life is the erection of homes. As builders and as citizens they have suffered severely by the neglect of the State and the Local Authorities to see that the people were provided with adequate housing accommodation. During part of the period when housing was neglected and slums permitted to exist, unemployment was widespread in the building industry, and thousands, owing to the insecurity and long spells of worklessness, were driven from the trade to find work in other occupations, thereby intensifying the competition for jobs in the unskilled labour market.

On the subject of Dilution and Augmentation they go on to say :—

Augmentation is impracticable, inasmuch as it is impossible to produce efficient workmen in the short period during which the State is committed to the erection of houses for the community. . . . In any case, skilled tradesmen cannot be produced in the time suggested, and consequently the introduction of dilutees would only serve to hinder the progress of housing. Augmentation or dilution is unnecessary if the labour available is properly organised and steps are taken to attract back to the industry the labour that has been driven from it by want of employment before the War and by restrictions on the industry during the War.

They add that from the highly skilled workmen who have left the industry (official figures show that 186,000 left it during the

War period) can be drawn large numbers to augment those already at work on buildings, but say with emphasis that first the men must have the security that can only be given by the practical evidence of the return of prosperity to the industry.

LABOUR'S REPLY TO LLOYD GEORGE

To the Government they offer the following recommendations :

1. Guaranteed full week for all operatives engaged upon housing. No man to lose time through forces over which he has no control, such as rain, etc. (This would encourage men to come on to the housing schemes when they knew their wives and families would be sure of a livelihood.)

2. Every building trade worker in the Army or Navy (being a volunteer) to be released at once.

3. That non-essential building be suspended and a tribunal be set up in districts to examine all claims for building outside the housing schemes, and only by their sanction shall any such building proceed. Building trade unionists to have 50 per cent. representation on such tribunals.

4. That the rent of any cottage or flat under the housing scheme should not exceed 10s. per week.

5. That the Rents Restriction Act be extended until the supply of houses is equal to the demand.

6. In the event of the supply of labour being insufficient to meet the need, we are prepared to consider the permitting of overtime upon housing schemes only, but as a condition of such consideration every man must be employed; in other words, we will not sanction overtime for any scheme whilst other men are unemployed.

The above are practical answers to a pressing problem, and we are prepared to start any day if the foregoing are recognised.

THE EMPLOYERS' REPLY

The reply made by the employers to the appeal of the Prime Minister was along very interesting lines. They point out first the slowing down of the housing work because of the lack of sufficient finances being provided by the Government. They also call attention to the confused situation that then existed with reference to the control of materials, and urge that this should be straightened out, and the difficulty of securing cement, and in some districts sand and ballast, be overcome. They recommend with reference to the Prime Minister's charge of high cost of materials that the Government should use the great powers vested in it under the Profiteering Act. They express the opinion that there is limitation of output, and suggest that the Government should make a careful study of the facts with reference to this, and give full publicity to the results of such investigation.

They urge that more apprentices should be trained, that the period of training should be shortened, that the proposed shorten-

ing of the week by labour and the reduction of it to 44 hours should not be carried into effect at this time, at any rate so far as housing is concerned, and then go on to say most significantly that the gravest difficulty which is likely to make itself felt in the near future arises from the fact that there is much more work being thrust upon the building trade than it can immediately cope with.

They say significantly that "instead of the volume of work being adjusted to the means available, it is sought to adjust the means available to the vast volume of work demanded," and point out that the consequence of this is that prices of materials will necessarily stay high, and that there is danger that, owing to the competition for available labour, men will be drawn from one district to another by special inducements on an ever-increasing scale, with demoralising results to the industry and to the country. They urge the Government to take up this situation so that it may prevent this becoming a menace to the progress of the housing schemes which have already started.

Again, in a Report submitted under date of February 1920 by this same Joint Re-settlement Committee, composed of builders and workmen, the Committee says:—

In submitting our recommendations we feel it our duty first to recommend to employers' and operatives' organisations that, in order to render extraordinary measures unnecessary, they shall regard it as their duty to adopt every means in their power of providing a sufficient amount of labour for the housing schemes in their respective districts, notwithstanding the competing claims of more attractive work. Much could be accomplished by proper organisation. From the figures placed before us it is clear, as already stated, that if two-fifths of the available skilled labour were exclusively devoted to the housing schemes, the whole of the programme for the ensuing twelve months aimed at by the Government could be overtaken.

And in the following recommendation may be found the key to the solution of this problem:—

MAKING THE WORK ATTRACTIVE TO LABOUR

We desire to point out that everything possible must be done to secure the goodwill of the whole *personnel* of the industry, employers and operatives alike; this secured, we are satisfied that the housing schemes will progress rapidly—certainly much more rapidly than will be possible under any scheme of dilution or prohibition. We wish to impress upon the Government the desirability of getting to work on the lines recommended, as we feel sure that if these prove insufficient the industry will consent to such steps being taken as will ensure an increase in output. The repeated demands for dilution made publicly and privately—but particularly publicly—are having an irritating effect, and are tending to destroy confidence between the Government and the industry.

In face of this serious shortage of housing labour and the clearly expressed indications of the steps necessary to be taken

in order to attract labour to the housing field, pointed out repeatedly both by employers and by labour itself through a period of over a year, it is impossible for the impartial observer to escape the conclusion that the Government has failed signally in meeting this situation.

* Up to the time when this Report was written it had done nothing to adopt the suggestions made by both employer and employé.

Beyond attempting through the Local Authorities to control so-called "luxury building," in the hope that the shutting down of work other than housing in a given locality might *drive* workers into housing work, nothing adequate has been done by the Government to mobilise the vast army of workers needed to carry out the Government's housing schemes.

THE GOVERNMENT'S OUTPUT

Because of this serious failure of the Government England to-day faces a situation of only 2,700 houses actually completed since the Armistice, instead of the 100,000 houses which the Government announced, according to its programme, were to be finished by this time.

On its record in speed of production it has proved itself but three per cent. (3%) efficient. It is possible that its programme was too ambitious. To judge of the accomplishments of the Government solely on this record would be most unfair. It has naturally taken time to get so vast an enterprise started. Now that it has started, however, there is every promise of large accomplishment. Up to August 11 the Ministry of Health had approved tenders (estimates) for the construction of 137,552 houses, and contracts had actually been signed for the erection of 83,014 houses, and 23,300 houses were actually in course of construction on that date.

It is thus seen that practically one-fourth of all the houses needed are now under way.

CONTROL OF LUXURY BUILDING

In order to meet the problems caused by the shortage of labourers in the Building Trades, especially bricklayers and carpenters, the Ministry of Health under the Act, known as "The

* Since writing this Report it is announced in the Public Press (July 1920) that the Minister of Health has decided, in order to speed up the housing work, to guarantee to men engaged in the building trade employment for a number of years, and to insure them against weather stoppages by the payment of a weekly minimum wage. These concessions to labour, however, are coupled with conditions that the Trade Unions shall accept dilution, relaxation of the present rules of apprenticeship, and the employment of ex-Service men.

Additional Powers Act," secured authority early in the year to restrict and limit other forms of building operations. Acting under these powers, the Ministry of Health, functioning through the Local Authorities as a rule, has in several cases refused building permits for the erection of Cinema Houses (Moving Picture Establishments), Clubs, Garages, Banks, and other public buildings, on the ground that there was such a shortage of labour in that particular community that it could not be permitted to engage in "luxury" building of this kind—viz., buildings that the public could get on without for a while, until the housing need was met.

What the effect of this policy is to be cannot be determined at this stage. Thus far the chief effect seems to have been to have engendered a great deal of heat and irritation. The architectural profession, who probably were hit hardest by the War, and who have gone through very lean times, naturally are united in protesting against a policy which takes from them the cream of their trade, and deprives them of their most profitable clients at a time when every client is greatly needed. A similar opposition is naturally voiced by the Building Trades.

Whether by this action any material increase in the supply of men available for the building of working men's houses has been produced it is hard to say, certainly there are no figures available. Labour is still scarce and hard to get, notwithstanding the fact that on June 4th, 1920, there were in the Building Trades 16,454 men out of employment, and claiming out of work "donation," or Government dole.

So far as one can learn, what has happened has been that owing to the high cost of building there has been an unprecedentedly large amount of alteration and conversion work, changing dwellings into flats, and renovating old dwellings and making them more tenantable. As the effect of this work is to increase the available quantity of housing accommodations, the Ministry of Health has naturally not interfered with it. Probably the chief difficulty in getting labour at the present time is to be found in the fact that the Building Trades are very largely occupied on work of this character.

THE GUILD SYSTEM OF BUILDING

Recently there has been in England an attempt to revive the Guild of mediæval days and to start once more the Guild system of building houses. The chief example of this has been in the city of Manchester, but the work is still too much in the experi-

mental stage to warrant conclusions as to the value of this method as a means of producing houses of the right kind.

Even Labour itself has not as yet taken a position with reference to it. According to Mr. George Hicks, the President of the National Federation of Building Trade Operatives, the national organisation of all the building trades of England, Scotland, Ireland, and Wales, the scheme is too young and still too undeveloped to warrant the expression of any opinion by organised labour as to its value.

As stated by the promoters of the scheme, the Guild "is a self-governing democracy of organised public service. It is the very embodiment of the 'team spirit'! In its full development it means a whole industry cleared for action, with all sections united for a common purpose—with a new incentive—the organised service of the community, instead of the attainment of profits."

In a word, it may be said to substitute service for profits.

As stated in a preliminary prospectus of the Guild of Builders (High Wycombe), Limited, the objects of the Guild are as follows :—

The first and immediate duty of the Guild is to mobilise the necessary labour to build the houses so urgently needed by the nation, and to build them in the best possible manner at the lowest possible cost.

The objects, as stated in the Draft Rules, are :—

1. To carry on the industry of Builders, Decorators, and General Contractors.

2. To undertake all branches of supply, whether as Merchant, Manufacturer or Transporter.

3. To carry on any other work which the Society may think necessary or desirable in connection with the above objects.

From this it will be seen that the Guild is designed ultimately to undertake every branch of the building industry, and to provide its customers with the services of skilled architects and engineers, to purchase and manufacture the materials, to transport them to the site, erect the buildings, and even, perhaps, to furnish them.

The Guild distinctly disavows the taking of profits and should not be confused with some of the co-operative building schemes that are being attempted in England in which the workers have practically formed a corporation and are themselves acting as the contractor on the job and getting any profits that may accrue to the contractor for their own benefit.

One feature of the Guild scheme is the assuring to its members of a fixed minimum pay. As stated in the prospectus, "a member will draw Guild pay in sickness or accident, in bad weather or in good, at work or in reserve." It is added that "The minimum Guild pay will always be the full standard rate as fixed for the industry as a whole, but there is no doubt that the Guild will be able to increase the purchasing power of its members' pay by the scientific organisation of production."

THE PRIVATE BUILDER

The private builder has practically disappeared from the housing field. Naturally during the war period the private builder did not function. And for a period of 5 years before the war—viz., from 1909 on—building operations were very greatly reduced. The cause of this slump, some claim, was to be found in the Lloyd George Land Tax Acts of 1909; but, as a similar diminution in output was to be observed at the same time in many other countries, notably France, Germany, the United States, and elsewhere, the cause for this situation is probably not to be attributed entirely to these Acts. More probably its cause can be traced to the increased cost of money. Undoubtedly what happened was that the Land Tax Act and the discussion which followed it, created a psychological atmosphere that operated to greatly reduce building operations.

There are no statistics available as to the actual number of working men's houses that had been built since the Armistice by private enterprise, or that may now be building, outside of those for which the Government is providing a subsidy.

Until quite recently the policy of the Government has been to practically ignore the private builder, assuming that he had become a negligible element in the situation; it has proceeded upon the assumption that all the houses that would be built for some time to come would have to be built by the Government, acting through the Local Authorities.

Late in 1919 the Government, finding that they were not getting ahead very rapidly, and that a comparatively small number of houses were being constructed, determined to see whether they could not enlist the private builder in the cause and induce him to re-enter the field. The chief method of doing this was to offer a subsidy to all persons building houses of an approved type and completing them within one year after the passage of the Act that made this subsidy possible—viz., houses completed by December 23, 1920. Recently the amount of that subsidy has been increased in order to meet the constantly rising cost of building.

According to a statement published in "Housing" issue of May 24 the following subsidy is now being offered to all private builders. These apply to houses completed by December 23, 1920, but, as has been anticipated, the Ministry of Health has recently announced that the period within which such houses must be completed will be extended for another year in the hope that by this method a greater number of private builders will be attracted to undertake work of this kind, and that the product of their work will thus be greatly increased.

The subsidy offered is as follows :—

For cottages of,

- (a) Two living rooms, three or four bedrooms, and 920 ft. super of floor area, £260 per house.
- (b) One living room, three bedrooms, and 780 ft. super of floor area, £240 per house.
- (c) One living room, two bedrooms, and 700 ft. super of floor area, £230 per house.

As the average cottage of the type first mentioned is now costing about £1,000 per house, it will be seen that the private builder is offered a lump sum cash subsidy of practically 25% of the cost of every house he erects—which, of course, must conform to the Government standards as to design and kind of accommodation and method of construction.

As to the extent to which the private builder may be expected to re-enter the field with the aid of such subsidies no one of course has any definite knowledge. The latest figures available show that up to August 6, 1920, plans had been passed for 16,237 houses to be built by private builders and to receive Government subsidy. This represents a commitment by way of subsidy of £4,000,000. Already the sum of over £100,000 has been paid out in subsidy for 666 completed houses.

The impression is gained from discussions with various officials in the Housing Department that increasing emphasis is likely to be placed upon the subsidy method of getting houses built, and that more and more effort will be put into this field by the Ministry, though, of course, every step will be taken to produce houses in the greatest possible numbers with the least possible delay.

MORTGAGE INVESTMENT AND TAXATION

The problem which is so pressing a one in the United States of freeing mortgage investment from the disadvantageous situation in which it finds itself at the present time, because of the greater attractiveness of other forms of investment due to provisions of the Tax Laws, does not exist in England at the present time.

In England the Bonds issued for the various Housing schemes are regarded as what is termed "trustee security," which, as its name implies, is security that trustees of trust funds may invest in under the laws of England. Such securities are considered much safer than ordinary industrial investments, and while not

necessarily bearing a higher rate of interest return, do have a higher value in the market than other securities that are not so classified.

This factor, therefore, does not enter into the situation in England in the slightest degree at the present time, and would not be a factor of any moment even were the private builder to enter upon any considerable resumption of activities in the Housing field.

A factor that is an important one in the United States does affect the situation in England, though to lesser degree, and that is the unwillingness of financial institutions to make loans on the basis of present cost values for fear of shrinkage in such values four or five years from now, when the cost of building goes back to normal, or materially decreases.

This is to be found in England only in those relatively few cases at the present time in which the private builder is functioning, but as the private builder gets back into the field, as it is hoped he will through the encouragement of Government subsidy, it may become a more and more important factor.

An interesting case in point was cited by a builder who has fifty to sixty houses under way at the present time in one of the outlying sections of London. These houses are being built to sell. In ordinary times before the war the houses would have cost, according to the builder, about £250 each, and it was his custom to sell such houses to the occupiers upon payment of £100 down. To-day, however, the same houses would cost £1,000, and the builder says that he cannot wisely sell them for anything less than £500 down.

As the houses are near completion, notwithstanding the tremendous demand for living accommodation of every kind, he is concerned for fear that he will not be able to find purchasers, due to the fact that there are not so many people who have £500 available in cash capital as there were in the old days who had £100 available, and financial institutions will not make loans to such purchasers in sufficient amounts to enable them to make a purchase; for financial institutions here, like those in the United States, fear the element of deflated values.

RESTRICTION OF RENTS AND MORTGAGES

Shortly after the outbreak of the War a number of property owners, finding that there was a considerable shortage of houses, started to put up rents and, while the practice was not general there were so many cases of extreme hardship and extreme greed

brought to the attention of the public and the Government that the demand for some control of this evil became irresistible.

When one considers that most of the manhood of the nation was at war receiving a soldier's pay, which in England is very much less than it is in the United States, and that in the early stages of the War, at least, the separation allowance granted by the Government to the wives and families of soldiers and sailors was quite inadequate to meet their needs, it can be readily understood that the hardship that would have resulted from any material increase of rents among the working-class population under these conditions was indeed very great, and not to be borne.

Reluctantly, and with full knowledge that it was unwise to interfere with economic laws, but with an equally full knowledge that action had to be taken, the Government enacted in 1915 the first Rent Restriction Act. I am credibly informed that it was originally intended to limit the application of this Act strictly to munition areas, but it was very soon discovered that it was difficult to determine just what a munition area was, and that also it was necessary that rents should be regulated in connection with the homes of other industrial workers whose work, while not strictly to be classed as munition work, was essential to the successful outcome of the war. And so the original application of the Act was changed, and it was made a general Act restricting rents generally—that is, rents of dwelling houses occupied by a working-class population.

The operation of the first Act was limited to dwellings in which the "standard rent," so called, did not exceed in London £35 a year, in Scotland £30 a year, and in other parts of Great Britain £26 a year.

As increases in rents of dwellings renting for larger sums than these become more general, and great hardship resulted therefrom to other classes in the community who were perhaps even less able to meet the increase in cost of living than the working man, such people as the great clerical class and members of professions, the demand for extending the operation of the Rent Restriction Act to dwellings commanding a higher rental became irresistible, and in 1919 Parliament, recognising this situation, doubled the maximum figures above quoted, so that until recently the Rent Restriction Act has applied in London to dwellings renting for £70 a year or less, in Scotland £60, and in other parts of Great Britain £52 a year.

As the cost of living has mounted higher and higher it has been found still further necessary to extend these limits, and in the new Increase of Rent Bill, which became a law on July 2, 1920,

enacted as a result of a thorough inquiry by a Committee of Parliament, of which the Marquis of Salisbury was Chairman, and whose full report on this subject was rendered on March 31, 1920, the limit was raised to dwellings rented in London for £105 a year and less, in Scotland £90 a year, and in other parts of Great Britain £78 a year. These figures apply to either the so-called "standard rent," viz., the rent which prevailed on August 3, 1914, or to the net rent—whichever may be the lesser figure.

The enactment of these various laws practically in the first year of the war, holding rents down to the rents which prevailed at the outbreak of the War—viz., on August 1, 1914—has played a vital part in the determination of the Government's policy in building new houses and in fixing the rents of those new houses on other than an economic basis.

RENT RESTRICTION THE CHIEF FACTOR IN STOPPING NEW BUILDING

It seems to be the consensus of opinion of practically all competent observers that one of the chief factors in stopping the construction of new buildings by private enterprise since 1915 has been the enactment of this legislation. The Government has therefore naturally felt upon its shoulders the burden of responsibility for seeing that houses are provided, and consequently has embarked upon its vast building policy.

Similarly, in fixing the rents of the new houses that are now under construction and that are to be built in such great numbers in the next few years, the Government is being very much influenced by a consideration of the fact that the rents of existing houses with which these new houses must compete have by artificial means been held down to a certain basis.

As one observer, in discussing the question of trying to get something approaching an economic rent for the new houses, put it: "How could the Government carry out a scheme by which a returned soldier who had gone to the Front and given up everything for his country, perhaps been wounded, whose wife and family had suffered great hardship in his absence, upon coming home and taking a new house provided for him by the Government, should be asked to pay three times the rent which a Conscientious Objector or a Munition-worker who had stayed at home, and had a relatively "cushy" job, might be paying in one of the old houses on the next street? For the rent in the old houses had been fixed by law at the pre-war rate."

This was obviously an impossible situation. It was considerations like these which has forced the Government into the adoption of its present policy, and it is this inter-relation of the control of rents by law and its relation to the stoppage of the production of buildings, and the competition of houses renting at pre-war rents with new houses costing three times the amount to build, that makes it essential for this phase of the question to be considered in any intelligent consideration of the effort that England is making to provide the houses needed by her people.

RENTS NOW TO BE INCREASED

The time has now come when the Government realises that rents must be increased, that if landlords are not permitted to make a reasonable increase not only will great hardship result, but no repairs can be made, and serious insanitary conditions will result. As a rule, repairs have not been made throughout the whole war period, and there is now a vast arrearage of repair work crying out to be done.

Consequently, the Government has prepared a new Rent Act, the purpose of which is primarily to relax the prohibitions of the previous laws and to permit gradual increases of rent during a three-year period. It is hoped that at the end of three years all rent restrictions may be taken off. Under this new law, which took effect on July 1, 1920 (10 & 11, Geo. 5, ch. 17, 1920), landlords will be allowed an immediate increase of 30% on the net rent, that is the rent of August 1914, excluding rates. Of this 30%, 25% is definitely allowed for repairs; if the repairs are not made the increase in rent is not permitted. The Act contains minute provisions carefully drawn to ensure that the repairs shall be made or the increase not allowed.

After the lapse of a year an additional increase of 10% will be authorised. The total increase, therefore, permitted under the Act is 40% on the net rent, which it is estimated is equal to approximately 29% on the "standard rent" as defined in previous Acts.

MORTGAGE RATES

The Act deals not only with the increase of rents, but also permits the increase of mortgage rates. Mortgagees under the present legislation have also been prohibited from increasing the rates charged on mortgages. Under the new Bill mortgagees will be allowed immediately an increase of one-half of 1% and after the lapse of a year another half of 1% increase, subject, however, to a maximum rate of 6½% interest.

ALTERNATIVE ACCOMMODATION

One of the vexed questions has been the provision of the law with reference to "alternative accommodation." In the new Act the requirements have been considerably strengthened, and it has been made a condition, before the landlord can obtain possession of his house or apartment, that alternative accommodation for the tenant shall be available.

One of the questions which has raised much discussion and upon which has been much difference of opinion, especially between the House of Lords and the House of Commons, was on the desirability and wisdom of including in the new Act business premises.

The earlier Acts had not done this, and were limited strictly to dwelling-house property. The Government, in promoting the new Act, did not contemplate including business premises under its provisions; but, instead, planned to have a Committee appointed that could go into this question fully and recommend to Parliament such legislation as might be desirable, recognising that this question was a somewhat different one from that of the dwellings of working men, and that it required much more extensive investigation than it had thus far had.

Notwithstanding this attitude on the part of the Government, the House of Commons amended the Bill so as to make it apply to business premises commanding the same maximum rentals that dwelling-house property commands under the Act, and it was in this form that the Act was finally passed. A Parliamentary Committee, however, is now sitting taking up the further consideration of the control of rents in business premises.

THE NEW RENT ACT

A synopsis of the terms of the new Act may prove of interest.

1. *Allowance for Improvements.*—An allowance of 8% is authorised for improvements or structural alterations, if these are made after the passage of the Act. For similar alterations made before that time 6% is allowed. The Act contains provisions protecting tenants against unnecessary expenditures of this nature.

2. *Increase in the Net Rent.*—Irrespective of increases allowed for improvements, 5% is authorised in the net rent for the first year, and in the second year an additional 10% may be added, and where the landlord is responsible for repairs another 25% may be added. If the house is not in a proper state of repair, not fit for habitation, then this increase may be sus-

pended by the County Court upon certificate of the Local Authorities, but the landlord is given three months in which to put his house into repair. Where differences occur on these points they may be settled by the County Court.

3. *The Possession of Premises.*—These provisions of the Act are of very great importance. The Act provides that tenants are not to be dispossessed except under the following circumstances :—

- a. The conditions of tenancy are broken.
- b. There is misconduct on the part of the tenant.
- c. The tenant has given notice that he is going to leave. (There are cases where tenants have given notice and then have tried to stay on, the landlord meanwhile having made arrangements for another tenant.)
- d. The house is needed by the landlord for his own use.
- e. The house is needed by a Local Authority or a statutory body for the execution of statutory obligations; for example, where the construction of a new street or road involves the pulling down of a house.
- f. Where a soldier has bought a house during the war, and
- g. Where the house is needed by a previous tenant who gave it up in order to join the Army.

In all these cases before action can be taken the approval of the County Court is necessary.

4. *Alternative Accommodation.*—Alternative accommodation is defined as being “reasonably equivalent as regards rent and suitability in all respects.” The Act provides that the alternative accommodation is to be provided in every case where the landlord requires the building for his own use, but that it need *not* be provided in the following cases :—

- a. Where the occupier of the house was an employee of the landlord and occupied the house because of his employment, but has now ceased to be so employed.
- b. Where possession of the house is required by the landlord for the working of an agricultural holding.
- c. Where the landlord gave up the occupation of the house in consequence of service in His Majesty’s Forces.
- d. Where the landlord has bought the house and there would be greater hardship if possession were refused to the landlord.

These four are the only cases where alternative accommodation does *not* have to be provided.

5. *Discretion of the Court.*—In cases involving ejectment of a tenant and recovery of possession of the premises, the Act gives to the Court wide discretionary powers to stay or suspend execution or postpone the date of possession for such period as the Court thinks fit, and the Court is even given the power to discharge or rescind any such order. Where it appears that a landlord has obtained possession of the premises on the ground that he needed the dwelling house for his own occupation, and then later it develops that he has rented it to another tenant, the Act provides that the Court may order him in such cases to pay to the former tenant compensation for damages or loss sustained by that tenant, as the Court may determine.

The Courts are given the same wide power with reference to modifying orders for seizure of property for non-payment of rent.

6. *Calling of Mortgages.*—The Act contains detailed provisions with reference to the calling of mortgages. It prohibits this under certain conditions, the chief of which is that the interest shall have been paid at the rate permitted under the Act, and not be more than twenty-one days in arrears.

7. *Key Money.*—Certain forms of extortion by which premiums have been demanded under the guise of what is known as “key money” are prohibited.

8. *Furnished Rooms.*—The Act is made to apply to the letting of furnished rooms, so as to prevent profiteering in this class of dwelling. While security of tenure is not given to the occupants of such rooms, the profit is limited to 25% over the rates that prevailed on August 1, 1914.

THE GOVERNMENT'S POLICY

As illustrative of the full realisation which the Government has of the difficulties involved in this very difficult question, I can do nothing better than to quote the statement made by Viscount Astor, the Parliamentary Secretary of the Ministry of Health, who had charge of this Bill in the House of Lords, upon the occasion of the Second Reading of the Bill on June 24 last.

Upon that occasion Viscount Astor said in part :—

We find ourselves in a position of difficulty owing to the fact that we are trying to control, or to interfere with, the ordinary normal laws of supply and demand. We are trying to stereotype the interest on the capital value of an article which is a perishable article, like most other articles, where there is a great shortage, and where all values are increasing. We are trying to keep down a particular value when almost every other value is going up. In addition to that, we are trying to deal with a subject which is always difficult to handle—namely, the question

of rent. Our policy, broadly, is to continue and modify our present scheme of controlling rents, but to do so with the frank and full recognition that this is only a temporary expedient. Our final policy must be to return to normal conditions by withdrawing control and restriction. We realise that it is essential to get back to the ordinary economic basis, and to encourage people to build houses and to invest money in houses. Our policy is to increase public confidence. I realise that, for various reasons into which I do not propose to go, there is, and there has been, a lack of public confidence so far as housing property is concerned. Until we restore that confidence it will not be easy to put housing on a proper footing and to get an adequate number of houses erected by the community. This Bill is a step in the direction of the restoration of normal, uncontrolled conditions.

THE SCOPE OF THE MEASURE

How far-reaching this scheme is can best be appreciated by a statement of the number of houses affected by it. According to Viscount Astor's statement made in the House of Lords on June 24 8,181,000 houses were covered by the previous Acts. In London 611,000 houses, or 88% of all the houses in London, were so included. In the rest of England and Wales 97% of all the houses were covered, and in Scotland a similar amount.

It is estimated that the number of dwelling houses which will for the first time be brought under the Rent Control Act by the new measure will be 46,000 in London, 22,000 in Scotland, and 261,000 in the rest of England and Wales. There will thus remain only approximately 150,000 dwelling houses out of a total of 8,660,000, or less than 2% of all the houses in Great Britain, that will not be covered by the Rent Restrictions Acts.

MISTAKES OF POLICY

The general consensus of judgment of those who have been in a position to observe the operation of the Rent Restriction Acts has been that a serious mistake in judgment was made by the Government when in 1915 it decided to hold the rents as they were on the outbreak of war in August 1914.

Officials in the Ministry itself, the representatives of the leading Property Owners' Association, builders, students of the Housing movement, all concur in the opinion that if, instead of doing this, the Government had provided for a gradual increase in rents of a small sum, such as 5% a year, and then had made proper allowance for increases for repairs, establishing Fair Rent Courts, if necessary, as part of the mechanism, things would have worked out much better.

They say that if this had been done the gap to be bridged between the pre-war rent of the old houses and the economic rent of the new houses now being built with Government funds would not have been so great, and, as a consequence, it would have

been possible to have rented these houses on much more nearly an economic basis than is now possible, and that the great difficulty of securing an economic rent from them seven years from now, when the extra war cost is written off, would not have been so great. It is also believed that a Rent Restriction Act on such a basis would not have operated as the present Act has done, and driven the private builder from the field.

Another view is that voiced by one of the officials of the Government, a Civil Servant in a high position, and with the experience of a lifetime in the Government service.

He expressed himself as holding strongly the view that the legislation preventing the increase of rents and mortgages, thus interfering with the operation of economic law, was absolutely wrong in principle and sure to lead to troubles of various kinds; but he was quick to say that he did not see how the Government could have done anything else than enact some such scheme in view of the situation which existed during the war.

As to the methods that have been employed, his judgment was that probably better results would have been obtained if, instead of a general law prohibiting all rent increases, an Act had been passed somewhat in the nature of an Enabling Act which would have allowed the Government to have dealt with specific evils as they arose in specific communities, the limitations of rents to be applied only where necessary.

He also stated that it was his opinion that probably better results would have been obtained if, instead of fixing a certain definite rate of increase in the Act, Fair Rent Courts had been established so that rents could be fixed with reference to the merits of each individual case by some judicial authority whose decision would be binding and final.

On this subject he expressed the view that he was rather inclined to believe that some kind of such Rent Court would have to be established ultimately, as an intermediate step in getting back from the present status of Government control of rents to the normal basis of uncontrolled free competition.

It is, however, a case of wisdom after the Act. If, when the Rent Restriction Act was passed, the people of England had realised that the war was going to last five years, the Government's course would undoubtedly have been different.

THE NEED OF THE ACT

How important the Government control of rents is must be apparent to everyone who takes up any issue of a London paper. For each day the papers contain striking instances of cases, some

of extreme hardship, where there would be no relief for the unfortunate tenant were it not for the existence of this legislation.

As illustrative of some of the cases that have come to public notice may be cited the Parliamentary Question asked in the House of Commons on July 6, 1920.

As recorded on the Calendar of the House of Commons for that date under the heading "Questions Asked" it appears as follows :—

84. Mr. Mills—To ask the Secretary for Scotland, whether he is aware that a demobilised soldier named Patrick M'Ginlay, residing in Quarry Street, Saltcoats, has had a decree for ejection granted against him in the Sheriff Court to allow of his house being let to summer visitors at a much higher rent than he is able to pay; is he further aware that the above-named demobilised soldier is the holder of the Mons Star, two 1914 rosettes with bars, and has also been decorated with the Military Medal; that M'Ginlay is at the present time paying 8s. a week rent for the single apartment which he occupies with his ten children; and whether any action will be taken to prevent this ejection order being put into effect.

Another question on the Calendar of the House for the same day is also illustrative.

68. Mr. Stith—To ask the Chancellor of the Exchequer whether an ex-Service man who on his demobilisation was obliged to live with his wife and family in furnished lodgings owing to his inability to obtain a house is entitled to any rebate from income tax for the cost of storing his furniture; and, if not, whether he will consider the possibility of granting this concession.

Many puzzling questions have arisen for decision under the terms of the new Act, and in fact under the previous Acts. All of these rent laws are necessarily quite complex, and very detailed; and yet, with all this attempt to provide for all contingencies that may arise, there are still many questions remaining open and difficult to settle, so much so that the Ministry of Health has found it necessary to issue a Guide or Popular Explanation of the Main Provisions of the Act.

As illustrative of the necessity for the control of rents in furnished rooms, the following incident taken from the *London Evening Standard* of July 7 is significant :—

A woman complained to the Willesden magistrate to-day that her landlord had put down a piece of carpet on her landing and told her that immediately she walked upon it she would be living in a furnished flat, and he could charge her accordingly. The magistrate advised her not to pay.

How complex the relations of landlord and tenant become from various degrees of subletting is disclosed by an incident quoted in the same issue of this paper, as follows :—

The Willesden Magistrate admitted being puzzled to-day when faced with this complicated tenancy problem.

A man rented a house and sublet it to another tenant, from whom he

later rented some rooms. Ultimately he gave his tenant notice to quit, and the latter retaliated by giving him notice to go. Each refused to obey the order of the other, and both now sought advice.

"This is a problem I do not feel equal to giving advice upon," remarked the magistrate. "They appear to be each other's landlords and each other's tenants," the clerk pointed out.

Both applicants were referred to the County Court.

Reference has been made to the fact that the new Act prohibits extortionate premiums in the guise of "Key Money" and other forms. The following incident taken from the London *Evening Standard* of July 9 bears testimony to this practice:—

Take the case of the lady who sought advice from the Westminster Police Court magistrate. For possession of a house let at £75 a year she was asked to pay a premium of £1,500 on a seven and a-half years' lease.

If the interpretation of the Act given to an *Evening Standard* representative to-day is correct, such a demand is illegal, and renders the "key-money" claimant liable to penalties. But there arises the problem—who is to take proceedings?

"You are entitled to a summons," said Mr. Francis to his lady visitor, but, he pertinently added, "that won't get you a house." Moreover, did the lady want to be a public benefactress and spend money?

After vain attempts to find at the Ministry of Health some authority who could elucidate the point, an *Evening Standard* reporter to-day discussed the point with Mr. Edwin Evans, President of the Property Owners' Protection Association.

The suggestion made by him is that an intending tenant might pay the premium demanded, and then sue for its return, but that there is no machinery for bringing to book the offending landlord or agent, unless a would-be tenant is sufficiently public-spirited to forego the hope of tenancy and incur the expense of initiating proceedings.

How strong public sentiment is with reference to the lack of proper accommodations and the chaos that would ensue without legislation is evidenced by the organised campaign in Manchester for seizing empty houses and installing in them ex-soldiers or widows of ex-soldiers.

On June 8, in Manchester, two Labour members of the City Council, acting on behalf of the Tenants' Defence Association, took forcible possession of a dwelling house which had been empty for three months and placed in it an ex-soldier, his wife, and three children, with their furniture.

The members of the Council stated that they had entered on a campaign for the purpose of putting ex-soldiers into homes as fast as possible. The excuse for their action is that, while many ex-soldiers were homeless, there were many empty houses which the owners will not let.

The London *Evening Standard* of June 16 states that, in order to stop this movement, writs were served on the promoters of this scheme, and that altogether there had been at that time 13 such seizures.

As indicative of the kind of relief which results from the power lodged in the Courts to suspend the execution of ejectment orders, may be cited the case of an applicant at Lambeth County Court in June, who asked for the extension of an ejectment order, stating that his employers, who were builders and large estate agents, had tried to get him some rooms in their buildings, but there were none vacant. His wife added that no one was willing to be worried with three young children, that landlords would willingly take her and her husband, but not the children.

The judge expressed the view that this was a hard case, and extended the ejectment order for a month.

As illustrating how far the Courts were prepared to go in insuring possession of premises to tenants there may be cited a case heard before Judge Graham in the Bow County Court on June 16 last. The case was one in which the tenant was admittedly in arrears with the rent, but agreed to pay if allowed time to do so. The landlord argued that the judge must grant an order for possession of the premises if the rent was in arrears, but the Court held otherwise, and allowed the tenant to continue in possession upon his promise to make up the arrears as soon as practicable.

Mr. Charles Lee, a magistrate of the Willesden district, recently called attention, in the *London Evening Standard* of July 5, to a case of peculiar hardship which had aroused him to action. Mr. Lee stated that through the kindness of a firm of Estate Agents he had finally found housing accommodation for the railway guard, who after four years' Army service was only able to get one small room for himself, his wife, and two children. In this room the family had to eat, sleep, and live, and every other week the father was on night duty and had to sleep in the daytime.

Another striking case is that of the family who came to London from Leicester in July 1918, and, having nowhere to go, were given permission to occupy a part of a factory building. Having paid no rent at all since that time, a period of nearly two years, the landlord finally took proceedings to obtain possession of the premises. The tenant appeared before the judge in the County Court, and asked that the ejectment order be suspended. The woman pointed out that she had seven children, and asked the magistrate where she could find a place for that size family, that she had offered to pay rent, but that the owners wanted the building for their own use. The judge, notwithstanding this two years' non-payment of rent, granted another three weeks' suspension of the order, but added that that would be final.

Owing to the great shortage of housing accommodations, even the workhouses of England (equivalent to almshouses in the United

States) have been used occasionally for the purpose of housing self-respecting, self-supporting people.

MEETING THE SHORTAGE OF MATERIALS

At the close of the War the Government faced not only the need of 500,000 houses, but also a great shortage of building materials, labour, fuel, and transport. In addition, most of the plants that in ordinary times produced such materials had been engaged for some time past solely upon War work.

It was obviously incumbent upon the Government to grapple with this situation, a situation which it would have been quite impossible to have adjusted without the aid of Government, even if the private builder had been inclined to re-enter the housing field and meet England's need by providing the 500,000 houses then needed.

Without the help of Government the private builder would have found it impossible to function; for he not only would have had to pay exorbitant prices, but he would have found it practically impossible to get most of the materials needed, or to secure their transport to the places where he needed them, even if he had been able to secure them. In this situation Government help was essential.

The Government wisely understood this, and took hold of the situation promptly. It found not only a great shortage of most of the materials needed for house building, but found also the manufacturers of these materials, the makers of brick, of glass, of roofing tiles, of doors, windows, kitchen ranges, bath tubs, and other fixtures, unwilling to produce large quantities of these products, since they were without means of knowing the extent of the demand for them or the prices that would govern.

The whole manufacturing world at the conclusion of the Armistice, and for many months thereafter, faced a period of uncertainty as to the future that absolutely precluded plant extension or the resumption of the normal output of these industries. No conservative business man facing the situation which existed could have embarked upon wholesale production without running the risk of serious financial loss.

GOVERNMENT CONTROL AN ADVANTAGE

In this respect Government control has proved of great advantage to the entire country. It has not only stabilised the industries affected and enabled them to get on their feet once more, but it has made possible the building of houses in sufficient quantities by ensuring the production of the materials necessary for their

erection. This work has not been done directly by the Ministry of Health, but through a Bureau of the Ministry of Munitions, known as the Department of Building Material Supplies, the reason for this being that this Department was already in existence, and had acquired through its production of various commodities during the War a knowledge of the productive capacities of the country, and was probably in a better position to undertake this work than any other of the Government Bureaus. Called into co-operation by the Ministry of Health, it took hold of the situation aggressively.

850 MILLION BRICKS PRODUCED

One of the urgent needs was the production of brick; for England has been for many centuries, and still is, largely a brick country. The wooden house as known in the United States is practically unknown in Great Britain. Moreover, there is a great shortage of timber, and if wooden houses were built the material for them would have had to be imported chiefly from the United States or from Scandinavian countries at costs that would have exceeded the cost of brick. The natural material to use for the outer walls of the cottages to be erected was without question brick, and the first task, therefore, was to ensure the production of a sufficient supply of brick to meet the country's need.

In the spring of 1919 the Department of Building Material Supplies placed contracts with brick manufacturers, located in all parts of the country where there were brick yards, for the production of vast quantities of brick. Since that time 850 million brick have been thus contracted for and supplied for housing work.

The method of procedure adopted was to say to each manufacturer with whom orders were placed :—

“ The Government will agree to take so many thousand brick at such and such times, of such and such quality, at certain basic prices, with the understanding that if the cost of labour materially increases, a proper allowance shall be made for the increased cost. You are to produce these brick and hold them in your yards for future deliveries as may be ordered by the Government, but you will be paid 90 per cent. of the contract value when the bricks have been ‘ passed ’ or inspected by the Government officials.”

It is thus seen that the brick manufacturers of the country were enabled to resume once more the operation of their respective plants, with the confidence that they could count upon definite orders for a sufficient quantity of their product to make it worth

while for them to resume business at prices which would yield them a fair profit. One of the important elements in this agreement was the understanding which the Department of Building Material Supplies was able to carry out that such contractors should receive prompt payment by the Government, and not be held up for long periods for their funds due to Government red tape, as is often the case in many countries. This factor has been a capital element in enabling the manufacturer to produce and furnish his supplies at low cost.

Prices have of course varied, as the production has been carried on through a period of over a year. A fair statement, however, of the average price that has governed would be 65 shillings per thousand brick, free on the rail. This price is of course only for common brick of the hard-burnt variety. Fancy face brick has naturally commanded higher prices.

No effort has been made by the Department to transport from one part of the country to another the excess supplies of brick produced at local brickyards, for the reason that brick does not stand this kind of transportation well, and the loss from breakage would be too great to warrant it. The system employed has been to allow the brick produced to stay in the region where it was produced, even though it may have been produced in excess of *present* local needs for housing, the idea being that it will be ultimately needed in that region, thus building up a reserve supply to be drawn upon as need arises, and thus obviating delays due to lack of material.

SLATES

In England the two dominant types of roofing material are slates and tiles; the wooden shingle, tin, and gravel roofs of America are practically unknown. In ordinary times the determination to use slate or tile has hinged largely upon the local supply. Where houses were being built in a slate district, slate roofs have naturally prevailed, and where there has been no local supply of slate the tendency has been to use tile. Slates in addition are used to some extent for damp courses in foundations.

Through the method of wholesale purchase inaugurated by the Department of Building Material Supplies from 30,000 to 35,000 *tons* of slates have been contracted for and produced, a quantity sufficient to provide roofing material for from 10,000 to 12,000 cottages. It is stated that these have been made available at a cost of 50% cheaper than the cost would have been if the Local Authorities had been compelled to purchase these slates in the open market, and had not been able to secure the advantages

accruing from the Government arrangement for wholesale purchase and mass production of this material.

TILES

With regard to roofing tiles, the Government has not had the same success, and very few tiles have been produced. The reason for this is attributed to the fact that the tile industry is more closely organised, and that the Tile Trust has been much stiffer in its attitude toward the Government, and has refused to meet its terms as to what the Government considers a fair price.

As the Government was without legal power to force the manufacturers of tile to produce goods at Government prices, the Government in the face of this situation decided to "sit tight," and did not attempt to place any large contracts with tile manufacturers. What they did, however, was to advise the Local Authorities to use more slate roofing, and the effect of this increased demand for slate and decreased demand for tiles undoubtedly steadied the price of tiles. Where Local Authorities wanted to use tiles they had to take their chance in the local markets, and get them at the best price they could.

GLASS

In the production of glass needed for the houses to be built very satisfactory results were obtained through the co-operative relations established between the Government on the one hand and the glass trade on the other. The men in the glass industry showed great public spirit, and agreed to supply the glass needed for the Government cottages at prices below the then current prices, but wisely conditioned this agreement upon the understanding that the glaziers or men who set the glass should be forced through a similar agreement to agree not to raise their prices, thus ensuring the supplying of the glass to the occupiers of the houses or the Government at a fair price. Such an arrangement was brought about, and supplies of glass have been provided in sufficient quantity thus far to entirely meet the Government's need. Such supplies have not, however, as in the case of bricks, been produced to excess in advance of the need, but arrangements have been made as to price and production, so that the Local Authorities all over England are able to get whatever glass they need upon making requisition for it, at the price agreed upon between the Government and the glass makers.

DOORS, WINDOWS, KITCHEN RANGES, BATH TUBS, AND SO ON

In addition to the wholesale purchase of such basic materials as bricks, roofing tiles, and glass, there has been also wholesale purchase by the Government through the Central bureau of nearly every other important element that has entered into house construction, at least 50,000 each of every kind of such fittings having been produced through orders placed by the Department of Building Material Supplies.

STANDARDISATION OF PARTS

Incident to the wholesale purchase has been the standardisation of many of the parts of buildings and of the fittings and fixtures that enter into them. While this has been brought about primarily as a means of securing speed in supplying materials of which the market was extraordinarily short, one of the advantages of this has been the cheapening of construction through such standardisation.

While the Government recognised fully that it would be undesirable to produce stereotyped houses—in fact this is the last thing that the Government wished to see brought about—it was fully cognisant of the fact that there was great waste in the system involved in ordinary times, and that there were very distinct advantages to be gained by standardising, so far as practicable, many of the parts of buildings, and especially of the fittings. For instance, there is no conceivable reason why the type of bath tub that is in vogue in the working man's cottage in the East of England should be materially different from a bath tub used in a similar cottage in the West of England; and so, too, with water closets and lavatory basins, kitchen sinks, rainwater leaders and gutters, and many of the things that enter into this kind of building.

Those parts of buildings that have been thus standardised are windows, doors, kitchen ranges, rainwater leaders and gutters and their fittings, mantelpieces, bath tubs, water closets, lavatory basins, kitchen sinks, drain pipes, "coppers" (boilers for boiling clothes), boilers for heating water supply, mantel registers (small open grate fireplaces for parlours and bedrooms), manhole covers, cisterns for cold water and hot water, plumbers' fittings, "ironmongery" (builders' hardware), locks, bolts, window fasteners, and butts or hinges, etc.

WINDOWS

The type of window most in vogue in England is the casement sash, of which there are two main varieties, the steel casement

and the wooden casement. These are generally windows hinged at the side, opening outward as a rule, and fastened with simple forms of sash adjusters. The double-hung sash, which is more common in the United States, is also used to a considerable extent in England, and is coming more and more into vogue.

Prior to the War, little if any effort had been made in England to standardise the types of windows used in cottage construction, and practically every type and size conceivable by man was employed, each architect consulting his own preferences and desires as to the type to employ. The result has been great waste and unnecessarily increased cost of construction. While it would be very objectionable if every cottage were to have exactly the same treatment of windows and window space, and would produce a most monotonous stereotyped effect, destroying half the charm of the cottage type, yet it is obvious that the types of windows to be employed can readily be reduced to a few standard types.

A Committee composed largely of men producing steel casements undertook a study of this question, with the result that an effective and valuable standardisation of steel casements resulted. This made possible uniform sizes of window openings, and also permitted the production of sash in standard sizes capable of combination in various groupings of sash as might be desired. With the standardisation of the casements went hand in hand the standardisation of the size of window panes, thus it was possible to produce glass in standard sizes with the advantages of wholesale production.

An important feature of these windows is what is known as a "two-point handle," which permits the window to be opened at two different stages, thus permitting different amounts of ventilation as may be desired, and yet at the same time does not cause a direct draught or too great a volume of air upon persons in the room, and also permits the window to be thus partially opened without rattling. It is a very effective and useful device, that cannot be too strongly commended.

Although these standardised steel casements have been produced with very satisfactory results, the work has lost its full value, owing to the apparent unwillingness of the architectural profession to avail itself of the standard types thus evolved, architects apparently feeling that practically all that is now left to their initiative in the way of design, and the chief way in which they can give expression to architectural originality, is through the fenestration.

No effort has been made to standardise wooden casement sash because these are generally made by hand in small plants, and are so easily made that there would not be any special advantages in

attempting to standardise them. Up to the present there has not been a very considerable amount of wooden casement sash produced by mill work. When it comes, however, to the double-hung sash, these, as in the United States, are largely mill products, and prior to the War had been reasonably standardised in the ordinary course of commercial development.

While the Government did not attempt to standardise either double-hung or wooden casement sash, what it did do was to take advantage of the existence of former aeroplane factories and facilitate the turning of these plants into plants for the manufacture of doors and windows, thus finding a use for these former war industries, and, incidentally, preventing unemployment.

In a word, the Government cleared the decks and enabled the manufacturers to stock up with standard sizes and types of doors and windows, resting assured that the demand for these would be sufficient in view of the Government's commitments to the building of a half-million houses.

DOORS

Practically five types of doors have been evolved for use in the Government's housing projects, in different sizes and with different treatments of panelling and also different thicknesses. While the use of these standardised doors was not made compulsory, the advantages of ordering them through the Department of Building Material Supplies was so apparent that in many cases Local Authorities have utilised these standard types.

What the Government did was to place contracts, not for all the doors that would be needed for a half-million houses, but in sufficient quantity so as to provide a sort of emergency reserve in the event of the construction of houses going along rapidly and there not being a sufficient supply of doors available.

IRONWORK

Probably the greatest amount of standardisation has been done in connection with the various forms of ironwork. These embrace practically every kind of fitting or part used in a building in which the component part is of iron, ranging from outside leaders and gutters to kitchen ranges, bath tubs, and water closets, as well as other different kinds of fittings.

It is stated that on Armistice Day 90% of the output of the light-casting foundries of the country was of war material, and that of that 90% four-fifths was useless for housing purposes. The proprietors of these various foundries naturally faced a great uncertainty as to the future of their plants and business.

The problem which the Government had to consider, therefore, at this time was how to convert these industries from a wartime basis to a peace basis, so as to avoid the wrecking of the industry, and also great unemployment of labour. The determination on the part of the Government to meet the housing needs of the country enabled the Government to utilise this industry for the production of many of the materials that enter into house-building.

It happened that the light-casting industry was well organised in a central organisation known as the National Light Casting Association, an organisation which included practically 95% of all this class of work in the country. The Department of Building Material Supplies accordingly was able to make such arrangements with this Association that in six months after Armistice Day practically every light-casting foundry in the country was working up to its full close-of-the-war output, and a large percentage of that output consisted of fittings for houses. As to what that output was would be expressed by saying that it represented about 50%. As a consequence of the arrangements thus made with this industry, 50,000 fittings each, of every kind of fitting used in the construction of houses, have been produced through orders placed with them by the Department of Building Material Supplies. As a result of this mass production and wholesale placing of orders prices have been greatly kept down. As illustrative of the great saving that has thus ensued and the reduction in the cost of houses resulting from it, the bath tubs used in the housing work now cost in the open market £12 each. The Government is, however, paying but £8 10s. for them, thus effecting a saving of nearly 50% in the cost of this item alone.

KITCHEN RANGES

Some of the most interesting questions that have arisen have been in connection with the attempt to standardise kitchen ranges. Many varieties of types were found in existence. It would probably be no exaggeration to say hundreds of types. The Government started out blithely by trying to reduce this number of types to a comparatively few, but soon discovered that not only were there strong local prejudices in favour of certain types which could not be lightly set aside, but that there were excellent reasons dictating the use of one type in one part of the country and making the use of that type quite unsuitable in another part of the country. The most striking instance of this, perhaps, is to be found in the mining districts. In these districts the miners keep their fires going day and night, owing to the fact that they generally receive free coal from the mines and have no incentive to economise in

fuel. When it was attempted to provide in cottages being built in the mining districts, a type of kitchen range that had proved to be very acceptable in London and the outskirts of London or in the larger manufacturing cities, such as Sheffield or Birmingham, the type of range was immediately rejected, both the Local Authorities and the miners, who were to occupy the houses, refusing indignantly to have anything to do with it.

The reason for this was partly because it was something new and a style of range that they were not accustomed to, but chiefly because the miners, who were used to heavy work and did not deal with their household furniture with a light hand, wanted something heavier and more substantial. As one official put it, the lighter type of range would not have lasted long, but would have been quickly destroyed by the heavy handling of the men, who are accustomed to swinging sledge hammers in their daily toil, whereas this same type of range had proved entirely acceptable in districts like Sheffield, where the workers were chiefly engaged in the cutlery industry or in making tools or mechanical instruments.

Similarly, it was found that where wood-choppers were being housed the type of kitchen range had to be quite different, and a range that would burn wood (fuel that was again furnished free) had necessarily to be employed. In other parts of the country where the housing of suburbanites was being considered a type of kitchen range had to be evolved that would give the owner of the house a fire to sit by as well as one to cook with. It is perhaps not an exaggeration to say that there were at least from 20 to 30 different kinds of conditions prevailing in the country which had to be taken into consideration.

One of the results of these efforts at standardisation of kitchen ranges had been the evolving of a new type of kitchen range which has proved of very great value. Something like 25,000 of these ranges have been ordered by the Government, and in one scheme alone 2,000 of them are being used. The chief feature of this range is that it is a combined open fire and kitchen range, and is therefore especially desirable for use in the living-room of the English type of house, for, by lifting a lever, the top of the range falls back against a back plate and gives an open fire. When it is desired to use the range for cooking, this top falls down, and a regular cooking range is thus available. Above the open fire is an oven. All of it is very attractively surrounded by a tiled mantelpiece effect and a tiled hearth. It is also an economical range to produce, and one that is likely to become a standard type throughout England.

As a result of the Government's work in standardising the

types of ranges, and especially in securing mass production, the cost of the ranges furnished to the various housing schemes has been kept down by at least 30%. A very considerable quantity of ranges has been produced, so that there is an ample margin of supply on hand, which the Department intends to keep—a safe margin, so that, as building operations increase, there will always be plenty of ranges available to meet the need. The method of procedure employed is for the Department of Building Material Supplies to pay for every light-casting fitting that is going into the houses now building with Government funds. As the Local Authorities of a given locality want certain quantities of these fittings, they make requisition on the Department for them, which provides them, and later gets its money back from the Local Authorities.

RAINWATER LEADERS

It is stated that there is a very serious shortage of cast-iron gutters and leaders and the fittings that go with them. These have been standardised into practically one type.

BATH TUBS

Practically two types of bath tubs have been evolved, both the same size—namely, 5 ft. inside measurement. One type is the type similar to the type in vogue in the United States, with parallel sides; the other is a type not known in the United States, by which the sides of the bath tub taper towards the outlet of the tub. Most of these are produced in a light-green enamel, rather than the white enamel known in America. This is because the green enamel enables them to use a slightly inferior quality of material, and means a saving of 15s. 6d. per fixture. The chief reason for the use of the tub with tapering sides is the saving of hot water that results from its use, it being estimated that 5 gallons of hot water are saved each time a bath is taken. As most of the hot water utilised for baths in working-men's cottages in England has to be heated, especially for the bath, in a small heater, it is obvious that this is a material saving both in fuel and time, and one can readily understand the development of this type of fixture. There is also a saving of about 17s. in the cost, due to the use of less material.

OTHER FIXTURES

Practically one type of water closet, one type of lavatory basin, and one type of scullery sink has been produced. The latter is

an extremely good type, 10 inches deep, and is proving extremely popular with the housewife. In similar fashion the mantel registers, as they are called—viz., small grates for fireplaces in bedrooms and parlours—have been evolved in some 14 different patterns, the chief variations in these being in the design and ornament of the mantelpiece rather than in the fixture itself.

TRANSPORT

In addition to assuring the supply of materials, the Government had to consider at the beginning of this work facilitating the transportation of fuel and of building materials through securing priorities of shipment, where needed, to speed up the housing work of the Government. Owing to the fact that the production of these supplies did not come along until about the time when the transportation service of the country had begun to get on its feet, the service which it might have been expected that the Government would render in this connection has not been very great. At the beginning there was considerable work of this kind, but as the transportation service of the country has steadily got back nearer to normal, the services which the Government needed to render in this regard have grown less and less. The Department of Building Material Supplies has, however, a Transport Officer stationed with each Regional Commissioner of the Ministry of Health, and his services are chiefly to aid the Production Manager of that region in getting preferential treatment for shipments where necessary and acting as a liaison officer, and generally seeing to it that shipments are pushed along in special cases where urgency is required.

Contrary to one's expectation, it has not been possible to use motor lorries (motor trucks) to any material degree, certainly not where the distances have been considerable. In the case, however, of short-haul work and in emergency cases, it has paid to transport goods by this method rather than by freight, thus saving both time and labour in unnecessary loading and unloading.

NEW METHODS OF CONSTRUCTION

One of the interesting results of the shortage of labour and material which the country has faced has been the effort to evolve new methods of construction, and utilise new materials heretofore not used to any extent in England.

As has been pointed out, the normal type of cottage in England has for centuries been the brick cottage, and had there been a sufficient supply of brick and of bricklayers, there probably would have been no effort made to use other materials. But the

shortage both of brick and of bricklayers has driven the Government to consider most carefully every kind of material that can be obtained that will either cheapen construction or enable the work to go on with sufficient speed and will not involve the use of bricklayers.

The wooden house as known in the United States is practically unknown in England, and is looked upon as an innovation that could not commend itself to the British public. One might say that the attitude of England towards it is one of amused contempt.

Prior to the war little use had been made of concrete construction in its various forms in England, that is so far as cottage construction was concerned, but with the present shortage of materials there has been much experimentation in the use of concrete.

DEMONSTRATION CENTRES

The Government has shown an open mind on this whole question, and has evidenced a willingness to give consideration to every material and process that has any chance of proving practicable to the slightest degree. A special division of the Department of Housing has been established to deal with new methods of construction, and a very interesting experiment is now in process in the establishment of, what may be termed, "Demonstration Centres." The chief one of these is located at Acton, and the other at Hayes, both semi-rural communities on the outskirts of London within a distance of twelve miles.

These Demonstration Centres consist of a series of buildings or units of uniform size and style in which various methods of construction can demonstrate their value from various points of view. They might be appropriately termed "Test Houses."

The points which it is intended to test out are :

1. Cost.
2. Speed of construction.
3. Suitability for erection by common labour.
4. Value of new materials.
5. Sound transmission.
 - a. Partitions.
 - b. Ceilings.
 - c. Vibrations (resonance).
6. Transmission of heat through walls.
7. Porosity.
 - a. Dampness.
 - b. Sweating or condensation.
8. Strength.
 - a. Crushing.
 - b. Buckling.

VALUE OF NEW MATERIALS

The various forms of new materials developed have been chiefly different methods of concrete construction. They include the following: Concrete Blocks and Slabs, Poured Concrete, Reinforced Concrete, Concrete with Steel Frames, Terra Cotta Blocks, Timber Framing with Stucco exterior (or "rough-cast" as it is called in England), and various systems of other construction, viz., Brick and Concrete, Chalk Concrete, Clay Lumps, *Pisé de terre*, Steel Hoop construction, and so forth.

Up to June 25, 21 different "Systems" of Concrete Block and slab construction had been considered, and a description of each has been published from time to time in the Magazine of the Ministry of Health, *Housing*. Four systems of poured concrete have also been tried, the difference in these various systems depending upon the kind of forms used (in England termed "shuttering"). Seven different systems of reinforced concrete construction have been employed, three of steel-framing construction, two of terra-cotta blocks, two of timber framing, and under various systems of construction a miscellaneous class have embraced combinations such as brick and concrete, chalk concrete, clay lumps, *Pisé de terre*, and others.

NEW SYSTEMS USED

As indicative of the extent to which the various systems have been used up to June 25, 1920, the Ministry of Health had issued certificates of approval for the following number of houses in the following forms of construction:

Concrete and concrete blocks	814
Boulton & Paul timber-framing	814
Other timber-framing	218
<i>Pisé de terre</i>	9
Clay lumps	5
Steel-framing	2
Terra-cotta blocks	4

WOODEN HOUSES OF GREEN ELM

One of the latest experiments is that of a house that has been constructed on the outskirts of Birmingham made entirely of wood, but in this case of *green elm*. When inspected in June while still under construction the house did not present an appearance that was at all attractive; the outer walls were constructed of planks nailed up something in the fashion of a log cabin, but

without bark and left to weather. The grain of the elm-wood being very much spotted and streaked, the effect of the outer walls was, at first appearance, as if the house had been camouflaged, fearing an air raid.

The promoters of this system are true enthusiasts and expect to revolutionise house construction in England. *Green elm* has been selected because seasoned timber of the usual kind used in the United States for house construction is so scarce and so costly that it not only would cost as much as if not more than brick, but it would take a longer time to get it; for practically all timber of this kind has to come either from the United States or from Scandinavian countries. There are, however, plenty of elm trees standing in most parts of England. It is not feasible, however, to use this wood when seasoned, for it is too hard; but if utilised when it is green that difficulty is obviated.

A house erected out of green wood naturally is going to be subject to expansion, contraction, shrinkage, and bulging to a very extraordinary degree; and walls, floors, and partitions when erected will soon be out of alignment and full of curves. The promoters of the scheme have recognised this, and, in order to offset the element of shrinkage, have invented an ingenious, if not practicable, scheme of counter-shrinkage which is intended to offset the shrinkage which takes place and pull it back into place. This is done by a series of blocks, or pieces of wood, set in different mathematical relations. The whole mechanism is as complicated as that of a watch and does not seem at all practicable. As one observer put it, it struck him as being similar to a case where "a man put a porous plaster on his chest and put another one on his back to counteract it."

The process, of course, is still in the experimental stage, and it will be interesting to see whether it is worked out on a practical basis or not. The practical builders as well as the public officials interested in the Housing question in England who have observed it are not giving it very serious consideration.

PISE DE TERRE

Another new material, the use of which is being considered and which has had considerable publicity, is what is known as *pisé de terre*, an old form of construction used many years ago, and which is in effect rammed earth. A few experimental houses have been built with the walls constructed of this material, notably at Birmingham, where, through the generosity of Mr. George Cadbury, opportunities have been afforded for experimentation with various kinds of material.

The general consensus of opinion is that *pisé de terre* is not practicable, that it is extremely slow to erect and costly to produce, and cannot be built in wet weather.

The method consists in erecting walls, constructed by piling earth between wooden forms, with a man standing in the box thus formed and with an iron rammer ramming down the earth by hand until it packs down so as to be hard.

To the unprejudiced observer it seems like a relic of cave-man methods of construction. Experiments have been made, and are still in process, with a pneumatic rammer, but this has not been perfected, the rammer sticking in the earth, so that it is impossible to remove it without destroying the work that has just been done.

A few houses have been erected with walls of *pisé de terre*. In these cases, one is reliably informed that the walls became washed down with the first heavy storm.

The use of *pisé de terre* can only be considered to be economical where labour can be obtained as low as 3d. per hour. As common labour receives in most parts of England 2s. 1½d. per hour, it is obvious that *pisé de terre* cannot have much value as a factor in either supplying new material or reducing cost.

THE PRACTICAL RESULTS

The general consensus of judgment of those who have been in a position to observe the working out of these various materials is that there are four main developments of new material which have proved themselves to be valuable for use in England. They are the following :

(1) *Poured Concrete*. (It is immaterial whether wooden or steel forms, or shutters, are used.)

(2) *The Dorman-Long System*, which is a system of light-weight steel structural parts, steel uprights, steel roof-girders, steel floor-beams, but all of light weight, generally a channel iron, in which "breeze" blocks are set. The "breeze" block is a block made of clinkers and cement under pressure, mixed in a proportion of 6 parts of clinker to 1 of cement. It is, as a rule, made with hand presses, on the job. The mechanism for making it is a simple one and permits the work to be done with considerable speed. This system has thus far cost about 7% more than ordinary brick construction.

(3) *The Airey System or Duoslab System*. This is a system of blocks of "breeze" set up dry, without mortar, with poured concrete poured into a sort of rigid narrow column behind the

joints, thus acting as a brace and providing a concrete upright, or rigid post, anchoring and holding the blocks in place. The officials in the Department of Housing think very highly of this system. Its chief advantage is that it permits greater speed in construction, as it involves no mortar and no trowel-work. The cost of it is about the same as brick, but it has the advantage that common labour can be used for it, which is important, as bricklayers are scarce and the Unions will not permit dilution of labour.

(4) *Waller System of Concrete Slabs.* This is a system utilising large slabs or units of concrete, cast on the job and provided with voids, apparently quite similar to the Atterbury concrete system employed by the Unit Construction Company in the United States, notably in the houses at East Youngstown, Ohio.

The experiments that have been carried on with the various new materials have, in the opinion of the officials in the Housing Department, been more than worth while, and have resulted in a very greatly increased use of concrete construction.

Three months ago there were practically no concrete houses being built in England; to-day 20% of all the tenders (estimates) accepted by the Local Authorities are for concrete construction, and this ratio is rapidly increasing, due largely, if not entirely, to the shortage of bricklayers.

Originally at the beginning of the reconstruction period after the War there was quite a strong trend toward the use of concrete blocks. This trend is, however, rapidly diminishing; in fact, the use of the concrete block is almost disappearing. The chief reasons for this are to be found in the fact that the blocks require too much handling, almost as much as brick, and the result is that, although the setting of the blocks does not call for skilled labour, the cost is very greatly increased, for the price of common labour is now very close to that of skilled labour. In addition the Bricklayers' Unions are beginning to insist that bricklayers shall set the blocks, so that another factor has entered into the situation militating against the use of this material.

One reason for the extent to which the "Dorman-Long" system is being used is that there is no shortage of skilled labourers among the steel fitters. There seems to be plenty of labour available for this kind of work. One would naturally enquire why, in place of expensive steel, timber joists could not be used with greater economy. The answer is that the cost of timber joists in England at the present time is practically as high, if not higher, than that of light steel, but the most important reason lies in the fact that there is a great shortage of joiners (carpenters) due to the fact that the shipyards throughout the country have resumed

active construction since the War and are now taking on a large amount of new help, and the joiners are going to the shipyards.

The Officials in charge of this work in the Department of Housing state that one result of the experience thus far had with the use of materials other than brick, especially concrete, indicates clearly that the thickness of concrete walls could be very greatly reduced so far as considerations of strength are concerned. That for houses of this type, 2 storey cottages, as a rule not over 25 feet deep and bearing no heavy strains or floor loads, a 9-inch wall of concrete is unnecessarily thick and adds unduly to the cost of construction.

There are reasons, other than those of strength of structure, however, which tend to continue the practice of building with thicker walls, even when concrete or similar material is used, and that is the necessity of preventing the transmission of sound from one cottage to another. It appears that the British labourer is very jealous of his privacy and is unwilling to live in a house where sounds are easily transmitted.

The experiments which are being carried on in the Demonstration Centres already referred to it is hoped will develop methods by which sound transmission may be overcome, even where walls are comparatively thin, and thus provide an additional means of keeping costs down.

RESULTS OF RESEARCH WORK

Along with the studies that have been made of new materials there has been carried on some very important scientific research work through the Department of Scientific and Industrial Research. While this is a separate organisation, the Ministry of Health is affiliated with it, and some of the Officials of the Department of Housing of the Ministry are serving upon the Committee, thus acting as Liaison Officers.

The Committee has not as yet published any of its findings, but has already submitted Reports on "Heat Transmission in Walls of Different Construction" and on "Strength of Thin Walls." (Two reports on this latter subject have been made.)

THE GOVERNMENT ORGANISATION

The method which the Government has employed and the machine it has created to accomplish this colossal task of building 500,000 houses is not without interest for the United States, notwithstanding the quite different political conditions that exist in the two countries.

Two widely divergent courses stood open to the Government at the outset of this work.

One course was to proceed along highly-centralised lines and create a central organisation operating directly under the Central Government and producing the houses directly, mobilising materials, labour, and money, with all the advantages that such centralisation brings. The other course was the direct reverse, viz., instead of proceeding through a central organisation, to place upon the shoulders of each of the various Local Authorities scattered throughout 1,800 different communities in England and Wales the responsibility for meeting the housing needs of their own communities.

The Government chose the latter course.

There is considerable difference of opinion in England at the present time as to whether that decision was a wise one. It is true that prior to the War probably 98% of all the houses produced in Great Britain had been produced through private enterprise and not over 2% through the operations of the Local Authorities. To some it has seemed a strange decision for the Government to have reversed the current practice and to have asked the Local Authorities, who up to that time had been producing but 2% of the houses that the country needed, to turn in and produce 98% of all those needed.

As one competent observer puts it :

The War showed the difficulties and evils of centralisation, and when the country had to choose between the possibilities of revolution and a State-aided—therefore State-controlled—housing scheme, it was decided to devolve the executive power to the 1,800 Local Authorities in the country.

Parliament gave the Local Authorities the powers and the responsibilities, but public opinion still fastens the sole responsibility on the Central Government, and the Local Authorities have in many cases not shown themselves able to take large views or to carry out competently large business operations. This was inevitable, as the Local Authorities have—more often than not—not got adequate staffs.

This difficulty lies at the root, in my opinion, of the difficulties met with where Local Authorities are either Labour, and therefore anxious to develop their political theories, or Tory, and therefore anxious to sit tight and do nothing inconsistent with individualism.

The pity is that the housing work had to devolve on bodies constituted politically and not on some body (not as yet created) whose interests and capacities were primarily administrative and executive.

To some persons it has seemed that the delays in producing houses and the difficulties encountered in getting action and the constantly rising cost of production are to be attributed largely to these facts. They hold that there is no incentive for the Local Authorities to reduce costs ; for the Central Government bears the major part of the financial burden. It is also claimed that few Local Authorities are organised to undertake work of this kind,

and that as a result there has been great delay in producing houses.

The writer of this Report does not intend to express an opinion on this question, but feels it appropriate to record the fact that there is wide divergence of view in England as to the wisdom of the Government's policy in this regard.

Armed with broad powers conferred by the new Housing Act, the Government proceeded to organise for the production of houses to the maximum capacity. Shortly after this Act was passed (July 1919), what had been the Local Government Board, the Federal Department which had dealt with housing as well as with health questions, in fact with all problems of local government, was reconstituted as the Ministry of Health, and Dr. Christopher Addison appointed as the Cabinet officer in charge of the Department. While its powers and duties embrace a wide range of subjects, covering the whole field of public health as well as of Sickness Insurance, Poor Law Relief and many other kindred questions, its chief activity since that time has been in the field of Housing.

A separate Housing Department or Bureau has been organised, with at its head one of England's leading building contractors, serving without pay. The Department has three main branches as follows :

1. New houses.
2. Unhealthy areas and unfit houses.
3. Town Planning.

From another point of view the Department's organisation may be deemed to divide itself into two branches as follows :

1. General administration, and
2. Technical divisions.

For the purposes of this Report consideration will be given only to that part of the work which has to do with the providing of *New Houses*. This branch of the work is headed by the Director-General of Housing, a Deputy Director-General, and two Assistant Secretaries (administrative officers).

The technical branches of the work concern themselves with the following matters :

1. *Acquisition of sites.* In acquiring sites the Department uses the Staff of the Division of Inland Revenue, which through long years of experience has acquired highly specialised knowledge on values and so on.
2. *The Department of Lay-out and Site Plan.* This Department concerns itself with the suitability of the site and its planning, and may be termed the Town Planning Division of the work.

This work is in charge of professional town planners who are leaders in their profession in England.

3. *Department of House Plans.* This concerns itself with all details of the designs of the houses to be erected and is headed by an architect of standing.

4. *Quantity Surveyors' Department.* As its name implies, the main function of this department is to study the specifications and bills of quantities, to decide the quality of articles and materials, and above all, to check the detailed cost of each scheme.

5. *Production Department.* This is in process of organisation and concerns itself with the actual producing of the houses, aiding in speeding up construction, in allocating materials, securing facilities of transport, and so forth.

DISTRICT ORGANISATION

In addition to the central organisation located in London, the Department of Housing functions through 12 Regional Commissioners. The whole of England and Wales is divided up into 12 Regions. In each one of these the Ministry of Health has its field representative in the person of a Housing Commissioner, a salaried officer devoting his whole time to the work and receiving a compensation of £1,000 a year. The Regional Commissioners are high-grade men, some of them architects, others engineers, and similar professions. Each Housing Commissioner has in his Region all the various branches of the work above outlined, viz. Departments dealing with acquisition of sites, suitability of sites, designing of house plans, quantity surveyors' department, and Production Officer. At present the chief functions of these Regional Commissioners are limited to the providing of new houses; for, in view of the great housing shortage, the Ministry is naturally not attempting to exercise its great powers in connection with slum clearance and the removal of unhealthy houses. It would obviously be bad policy to attempt to undertake such work at a time when the housing shortage is so acute and where every accommodation that exists, no matter how poor it is, is urgently needed.

The chief duty of each Regional Housing Commissioner is to stimulate, guide, and advise the Local Authorities. They are the field agents of the Ministry of Health; there is, of course, an appeal from their decisions to the central authority at London.

In order to secure uniformity of policy and equal consideration for the varying problems that arise in the different parts of the country, regular monthly conferences of the 12 Regional Commissioners are held at London in the Ministry of Health, and, in

addition, special conferences are frequently held to consider various phases of the work.

There is a Special Committee that has been constituted to deal with new methods of construction, and also an Industrial Research Committee, which is a separate organisation outside the Ministry of Health, but functions with it in so far as it relates to housing. As its title indicates, it has as its chief function research, and has been carrying on various experiments in the use of new materials and methods.

There is also a Finance Department, which deals with all financial questions. The Accountant-General has a deputy with each of the 12 Housing Commissioners, who has discretionary power to take up questions that arise and which require prompt action. For example, if the basic cost of a house in a given district has been established as £1,000 and it is estimated that the houses in a given scheme will cost £1,050, it is within the power of the Regional representative of the Accountant-General to approve the scheme at the higher cost.

THE NEW HOUSING LAW

A brief statement of the chief features of the new housing law upon which the Government relies for its powers may be of interest.

Its chief features may be summarised as follows :—

1. The Act imposes on each of the 1,800 Local Authorities in England the duty of considering the needs of their area with respect to the provision of houses for the working classes, and requires them within three months after the passage of the Act (July 31, 1919) to prepare and submit to the Ministry of Health a scheme for the building of such houses. The Act itself states that such schemes shall specify :—

- (a) The approximate number and the nature of the houses to be provided by the Local Authority.
- (b) The approximate quantity of land to be acquired and the localities in which the land is to be acquired.
- (c) The average number of houses per acre.
- (d) The time within which the scheme, or any part of it, is to be carried into effect.

2. The duty of approving or modifying or rejecting such schemes is placed upon the Ministry of Health, who are given large discretionary powers in this regard. The Act specifically requires that both the Local Authorities and the Ministry of Health in approving any scheme shall take into account and, as far as

possible, preserve existing erections of architectural, historical, or artistic interest, and shall have regard to the natural amenities of the locality. It also provides that, in order to secure that the houses shall be of a suitable architecture, the Ministry of Health may require as a condition of their approval the employment by the Local Authority of an architect to be selected from names submitted for this purpose by the Royal Institute of British Architects.

3. Before the Ministry of Health approve any scheme the Act requires that the Local Authority shall furnish to them estimates of the cost and of the rents expected to be derived from the houses provided under it. It is made the duty of the Local Authority to carry out any such scheme, when approved, within the time specified.

Provision is made for cases where the Local Authority fails to act, by giving the Ministry of Health the right to transfer the obligation and authority to carry out such a plan to the County Council, or, if the Ministry of Health so determines, it may carry out the scheme itself, the expense of this becoming a charge upon the Local Authority in such manner as the Ministry of Health may determine. The Act contains very elaborate provisions with reference to the financing of these schemes.

Omitting consideration of the numerous details, the essential provision is one by which the Local Authorities are guaranteed by the Central Government against annual loss from the building of houses in post-war times, when the cost of building is from two and a-half to three times in excess of the pre-war cost, beyond a certain maximum of annual loss.

In addition a County Council may borrow money from the Government for the purpose of providing houses for its own employes, the period of the loan in such cases being for a maximum of 80 years.

The Act contains most minute provisions with reference to the acquisition of land, which has been supplemented by a separate Act passed on August 19, 1919, known as the Acquisition of Land (Assessment of Compensation) Act, 1919. It contains most drastic provisions with reference to the compensation of property owners whose land may be taken. For instance, one provision is to the effect that where land is taken in connection with the clearance of a slum area or the removal of unhealthy houses the compensation to be paid for the land, including any building thereon, shall be the value of the land as a site cleared of buildings and available for development in accordance with the requirements of the Building Bye-laws (Housing Ordinances) then in force in that district.

In addition to proceeding through Local Authorities, the Act

contemplates and provides for action through what is known as Public Utility Societies (limited-dividend corporations organised for beneficent purposes, in this case housing, and whose dividends are limited to 6% under the Act). The Local Authority is empowered to make grants or loans to such societies, to subscribe for any share or loan capital (stocks and bonds) of the society, or finally guarantee the payment of interest on money borrowed by the Society on such terms and conditions as to rate of interest and repayment of the loan and securities as the Local Authority may think fit.

In addition to these two methods the Act also provides that loans may be made out of the public funds by the Public Works Loan Commissioners to any private person for the purpose of constructing houses for the working classes on mortgage to the amount of 75% of the value.

It is also provided that where Housing schemes are being carried out by Local Authorities and the local bye-laws are, in the opinion of the Ministry of Health, obstructive to the building of houses of the right type—and it is recognised that frequently such regulations exist—such bye-laws may be relaxed by the Ministry of Health.

Generally the regulations to be relaxed are those as to widths of streets and sidewalks and similar questions connected with public utilities, and in the case of buildings such provisions as those requiring walls of concrete construction to be unnecessarily thick.

Similarly it is provided that where such bye-laws are relaxed for the benefit of housing schemes projected by the public authorities, they may be similarly relaxed for similar housing schemes undertaken by private builders; always, however, with the proviso that the plans of the houses and the lay-out shall be approved both by the Local Authorities and by the Ministry of Health, and shall conform to the recognised standards of the Ministry of Health.

The Act provides for the enactment of very drastic regulations by the Local Authorities with regard to overcrowding, drainage, cleanliness, ventilation, water supply, and similar sanitary and maintenance requirements, with especial reference to tenement houses, and provides that where a person fails to execute any work of this kind ordered under the bye-laws, the Local Authorities may step in and execute the work themselves and recover cost and expenses. Where the Local Authorities have failed to make bye-laws on such subject, or the bye-laws made are not adequate, the Ministry of Health is given the power to step in

and make their own bye-laws, which are to supersede any that may be made by the Local Authority.

STEPS TAKEN

So much for the method of organisation that exists. The first estimates indicated that England needed 500,000 houses. A more complete study of the question from figures recently compiled shows that the need is much closer to 800,000 houses than to the first figure.

The next important step taken by the Ministry was to ensure that the houses to be built by the Local Authorities with Government funds, or with funds raised by local taxation, should be of a type adequate to the needs of the population, and that the objectionable features of the types of houses which had been built to so large an extent in England in past years by the speculative builder should not be repeated.

The method adopted by the Ministry of ensuring this was to prepare a number of typical plans of various types of houses and to embody these in a "Manual" which has been furnished to the 1,800 Local Authorities throughout England and Wales, and also has had wide circulation among all persons interested in this subject.

At an early stage in the work the Ministry called into consultation those men who had made a life study of the housing problem, and received from them the benefit of their long experience in the housing field. It also secured the benefit of the advice of some of England's leading architects and town-planners, particularly those men who had specialised in cottage design.

It was not unmindful either of the fact that the views of the people who were to occupy the houses were of importance, and so it obtained the views of working men, and especially of working women, as to the things that they wanted in the houses in which they were to live. A Special Committee of women was appointed to consider the question, and the report made by them on this subject evoked practically universal commendation.

The result of all this utilisation of really expert knowledge has been the elaboration of type plans, several in number, that really constitute a high-water mark in the design of working-men's dwellings.

A SURVEY OF ENGLAND'S NEEDS

It is obvious that one of the first things to be done in meeting the housing shortage was to ascertain as accurately as possible

the needs of the various communities throughout England. Under the terms of the Housing Act, passed July 31, 1919, it was made incumbent upon each one of the 1,800 Local Authorities to survey their needs and report in detail to the Central Government within three months' time—viz., by November 1, 1919—a scheme for meeting those needs through the building of new houses.

The way in which these 1,800 Local Authorities, scattered throughout England, responded to this important responsibility is a striking illustration of the adequacy of the mechanism which the Government had relied upon to carry out its housing plans.

The faith of the Government in the ability of the Local Authorities throughout England to meet this situation was not misplaced. Out of the whole 1,800 Local Authorities 1,096 had, by December 1—namely, one month after the statutory time—submitted to the Ministry of Health a report of their housing needs, with a plan for meeting those needs, including the number of houses to be built, and further details as required by the Act; and by the end of January 1920 substantially all of the Local Authorities in England—viz., 1,725 out of 1,804—had placed in the hands of the Ministry of Health their outline schemes.

While the Government expects the Local Authorities to carry out any plans that may be developed, and stands ready to provide the funds necessary to meet the loss involved, the Central Government has naturally not been willing to allow each Local Authority to work out its plans in its own way and build any kind of house it likes at any cost that may seem good to it, and to any extent that may be desired. Naturally, unbridled licence of this kind would have brought disaster.

The Government has wisely kept a close rein on all these matters. While it has placed the responsibility on the Local Authorities for "getting on" with the work, it has required in all cases that not only the types of houses shall be such as meet the approval of the Central Government, but it has had much to say as to the adequacy of the plans outlined by the Local Authorities, and also as to the cost of the various projects in which it naturally has had vital concern.

As a means of making sure that the plans formulated by the Local Authorities should be adequate to the need, a form of Survey of Housing Needs (known in the Department as "D 89") was elaborated at an early date and sent to each Local Authority. This form comprises some ten pages and goes comprehensively into all the elements involved in the problem, with the purpose of bringing before the Central Government the full facts. It considers such questions as: The number and kinds of industries in the given communities; the expected new industrial development; full details

as to present and estimated future population; the number of existing houses in the district, including those that are unoccupied, if any; the extent of overcrowding; details of the prevailing rents in houses of various types, and so on.

It then proceeds to require a detailed estimate of the housing needs of the community in question, considered from six points of view, as follows :—

(1) To meet the unsatisfied demand for houses, taking into account the growth of population, the extent of overcrowding, and so forth.

(2) To rehouse persons who are to be displaced by the clearance of unhealthy areas.

(3) To replace other dwellings which are unfit for human habitation, and cannot be made fit.

(4) To replace obstructive or other buildings which should be demolished (buildings which are all right in themselves, but which interfere with the lighting and ventilation of other dwellings).

(5) To replace other houses which, though they cannot at present be regarded as unfit for human habitation, fall distinctly below a reasonable standard, and

(6) To meet anticipated shortage caused by new industrial development.

Upon receipt of these detailed schedules in the office of each Regional Commissioner, each one is carefully checked, especially as to population and the estimated need of houses. (For this purpose the Regional Commissioner in Region K (the London area) has devised a form known as "Form of Scrutiny, H.C. 1.")

As a result of this careful scrutiny in the office of the Regional Commissioners, local estimates are very frequently revised in many material respects. In some cases the Local Authorities have underestimated their needs, in other cases overestimated them. As illustrative of the functions which the Central Government performs at these initial stages of any project it is interesting to note that in one Region the Regional Commissioner has had as many as sixty "Full-Dress" Conferences, as he puts it, with Local Authorities; in other words, long sessions in which the numerous details of their submitted schemes have been under review and have been a subject of conference and adjustment. In this same region the Commissioner was able in 15 cases to persuade the Local Authorities to propose larger schemes, involving the erection of a greater number of houses than had been contemplated in their original estimates.

RESULTS OF THE SURVEY

The results of this Survey, published in the Journal of the Ministry of Health entitled *Housing* (issue of May 10, 1920), show many interesting facts, the chief one of interest being that England needs 800,000 houses at the present time, instead of the 500,000 previously estimated as necessary. This number is constantly being augmented by the normal increase of population and the normal need of new houses, which in pre-war times was between 70,000 and 80,000 each year. There is undoubtedly some overlapping in the estimates, but that is a matter that is readily adjusted.

The Survey could not be said to be satisfactory in its disclosure of the situation in England as to Slum Areas. As would naturally be expected, figures on this subject would necessarily be misleading in the absence of a complete survey, for which there was not time, nor in fact adequate machinery, without the taking of a special census, which was not possible at this juncture. Probably one of the most important results of this Survey has been in this by-product—viz. that it has revealed to the Local Authorities throughout England the inadequacy of its information on this important subject. It can hardly be doubted that the Ministry of Health will fail to impress upon the Local Authorities generally their shortcomings in this regard and the necessity of addressing themselves to this important part of their responsibilities in the near future. While at the present time emphasis is being placed upon the provision of new houses, it is with a clear conception on the part of the Minister of Health and his staff that one of their chief functions is the removal of all of England's slums, but he, wisely, is not attempting this until new houses have been provided in sufficient numbers to meet not only the present need, but to provide for the housing of the persons who will be displaced when the time comes for the destruction of these insanitary areas.

How satisfactory the returns of the Local Authorities were is found in the fact that in only 40 cases out of the whole 1,800, or about 2%, were the schemes submitted classed as "wholly unsatisfactory." In addition to these, 40 more, or another 2%, were classed as "doubtful," pending further investigations as to the needs, while 747 were classed as satisfactory as an instalment.

In a Special Report on this subject made to the Ministry of Health it is stated that :

The total (800,000) may also have to be increased as the result of further investigations into unfit houses, but this may possibly be balanced by the houses which have been entered as hopelessly unfit, which subse-

quently proved to be reparable. On the other hand, there has been a certain amount of overestimating on the part of some authorities which have thought they would not lose an opportunity of getting houses paid for by the Central Authority, whether they actually needed them or not. This, however, does not seem to be a large item.

The Report of this Survey, which has rightly been termed a Landmark in the History of England, contains much interesting and valuable information bearing on industry as well as on Housing.

OVERCROWDING

The most unsatisfactory feature of the Survey have been the returns relative to the subject of overcrowding. As one of the chief reasons which led the Government to embark upon its vast Housing scheme has been the desire to prevent conditions of overcrowding, which the authorities rightly have considered most detrimental to the welfare of the country, one would naturally expect that some effort would have been made by the Government at the inception of its work to have ascertained as accurately as possible the extent to which this evil existed throughout England.

Although the chief argument for the Government's going into the housing business has been the great shortage of houses and the consequent suffering resulting therefrom, and while all the officials interviewed admit that people are not sleeping in the streets or in the parks, no one has apparently thought it necessary to ascertain accurately the facts as to the extent of overcrowding at the present time.

The only attempt, apparently, that has been made is the inclusion in the Housing Survey Schedule of a question to the Local Authorities to report on the number of tenements with more than two occupants per room and the number of houses intended for one family only which are now occupied (without having been specially adapted) by two or more families. The returns on this subject have naturally been unsatisfactory; for the only information which the Local Authorities have possessed on the subject has been the statistics gathered in the National Census of 1911. Information on this subject 10 years old is naturally valueless.

It would seem that the Government might have arranged for a census on this one subject of overcrowding, to be taken simultaneously all over England, through the Local Authorities, utilising for this purpose the service of the local police and constables and other Civil Service employes, visiting every house in their district on a given night and literally "counting noses." As all persons familiar with the Housing problem know from long experience,

there is no other method of ascertaining the facts as to overcrowding with any degree of accuracy; for even those suffering from this evil are generally unwilling to disclose the real facts.

SLUM CLEARANCE

This Report would be incomplete without reference to the country's plan of getting rid of its slums just as soon as possible, which underlies to an extent that perhaps has not been fully appreciated the reasons for much of the Government's policy in undertaking the building of houses.

The Ministry of Health, as well as the various Housing Reform organisations which have done such yeoman service for the cause of housing in England, have had clearly in mind the desirability of losing no time in getting rid of all the slums in England, a task of no inconsiderable magnitude. They have fully appreciated the cost of the slum to England in sickness, disease, poverty, crime, and lowered morale.

The striking demonstration which the Garden City of Letchworth, the Garden Suburb of Hampstead, and the Garden Villages of Bournville and Port Sunlight have given of the possibility of greatly reducing the death rate, both of adults and children, of increasing the birth rate, and of materially improving the stock of the human race by improved conditions of living, have brought to all of England a realisation of the folly of continuing any longer than absolutely necessary the existing slums.

They have also brought to the rulers of England, as well as to the people generally, a determination that future slums shall not be created.

The advocates of Government housing in England can with perfect justification point to the sordid slums of many of the English cities as illustrative of what the building of working-men's houses by private enterprise in England has produced.

And it must be admitted, even by one who does not believe in the Government's undertaking enterprises of this kind, and who is an advocate of private enterprise, that the steps which have been taken in these Government-built houses are so far in advance of anything that has been done in the past, and the types of houses being produced are so good—not only well designed and attractive in appearance, but provided with pleasant surroundings, with adequate light and air, with ample gardens, in a word with the amenities of civilisation—that, irrespective of the economic considerations involved, one cannot help but say that the results to England are bound to be productive of tremendous good.

For, even though it may cost millions of dollars each year to the taxpayers of England, England, after all, will get something for its money, and will ultimately, if the present Government policy is carried out, be freed from the blight of the slum.

It should be clearly understood that it is not only the Government, not merely housing reformers, not only the officials concerned with the problem, but the rank and file of the working men themselves who insist that the slum shall be wiped out and that the working men of England from this day on shall live in houses that are in every way fit for human beings, and such as will enable them to bring up their families under the conditions in which civilised beings should live.

TOWN PLANNING

One of the reasons which led the Government to undertake the building of the houses needed by England, in addition to the fact that the private builder had ceased to function, was, as has just been stated, the determination to prevent in the future the growth of slums and to secure to the great masses of the people of England right conditions of living.

Merely providing the funds, materials, and labour needed for this vast enterprise was not enough. It is true that this would have provided the quantity of houses needed, but it would not necessarily have produced the right *kind* of house or that living environment which the Government recognised was essential to the future welfare of England—expressed by the slogan “England’s Destiny is Linked with England’s Homes.”

There was a clear recognition on the part of Government of the undesirability of reproducing in future the long lines of monotonous streets, lined on either side with dreary houses all of one pattern, and stretching in monotonous, unending rows, “the brick boxes with a slate lid” which had been so strongly condemned in the past, not only by housing reformers, but by the working men of England as a whole.

The Housing Act of 1909 was not only a Housing Act, but also a Town Planning Act, and provided, among other things, that practically every Local Authority in England should prepare a “scheme” for the future development of that community.

Several such schemes had been prepared, when the War put an end to all such work. The new Housing Act of 1919 was also a Town Planning Act. It not only simplified procedure and provided for the speeding up of the preparation of schemes, but also made Town Planning obligatory for the larger communities.

The law provides as follows :—

The Council of every borough or other urban district containing on the first day of January, 1923, a population according to the last Census for the time being of more than twenty thousand shall, within three years after that date, prepare and submit to the Local Government Board a town-planning scheme in respect of all land within the borough or urban district in respect of which a town-planning scheme may be made under the Act of 1909.

ALL ENGLAND TO BE TOWN-PLANNED BY 1926

It will be seen that under this requirement the duty is imposed upon every Local Authority with a population of 20,000 or more to prepare, by January 1, 1926, a complete scheme for the development of all the land within its boundaries.

It is a little hard for the layman to realise at first blush what this really involves, for the consequences are so vast and are fraught with so much importance to the future welfare of England that it is at first a little hard to grasp their significance. What it means, however, is that in six years from now a rational, well-ordered, well-developed plan will have been elaborated for the future development of all the undeveloped land in Great Britain.

And this plan will be along modern, scientific town-planning lines, with a proper consideration of all the advantages that are derived in the United States from the application of Zoning laws; from the due observance of the relation between through-traffic thoroughfares and minor residential streets; through the grouping of buildings in civic centres where that treatment is appropriate; through the pleasurable advantages that come through gently curving streets, rather than through the unattractive rectangular gridiron plan which prevails in so many American cities; more essentially through preventing congestion of population by the definite limitation of the occupancy of the land, so that there shall not be more than 12 houses to the gross acre in urban communities, and not more than 8 houses to the gross acre in rural communities.

THE TYPE OF HOUSE

It means, moreover, coupled with the fact that the Government itself is responsible for practically all the houses that are to be built in Great Britain during the period mentioned, that the houses themselves will be properly designed, will be no more than two rooms in depth, that there will be no back extensions, that there will be no air shafts or courts, but in place of them generous open spaces both front and rear.

Moreover, that the houses will be so planned with regard to orientation that they will be placed upon the land with respect to the best exposure as to sunlight, keeping the sunlight in the living-rooms and keeping it out of the larder, where it is not wanted.

In future there will be no long monotonous rows of dreary houses all alike. While houses will still continue to be built in rows or groups, there will not be more than eight houses in a group, and, as a rule, seldom more than six, and generally not more than four. The houses will be consistently designed, and arranged primarily for the convenience of the people using them, rather than to suit the desires of the architect for architectural treatment and artistic effect of the exterior.

It means also that the type of house hereafter to be built will be the cottage and not the tenement. England's experience with tall tenement houses in the larger cities where they had been built, chiefly by the public authorities to replace slums, had shown her conclusively a number of years ago that that type of house was not one suited to the genius of the British people nor adapted to conditions in England.

As King George V put it :

"If this country is to be the country we desire to see it become, a great offensive must be undertaken against disease and crime, and the first point at which the attack must be delivered is the unhealthy, ugly, overcrowded house in the mean street, which we all of us know too well."

The best of the block tenements have been universally condemned for many years past, and the whole trend of public sentiment in England has been toward the development of the cottage type of dwelling.

It would not be inaccurate to say that so thoroughly convinced is the British public of the undesirability of building block dwellings or tenements that the question was not even considered; in fact, it was not even raised. Everyone assumed as a matter of course that the only type of house that would be built with Government funds would be the cottage.

The extraordinary success of the Garden Village, Garden Suburb, and Garden City movements developed to their highest degree in England during the past ten years has impressed upon the British public the great advantages of having all classes of society, the poorest as well as the richest, live under conditions of living that are not only sanitary but attractive, with gardens both for flowers and vegetables—in other words, garden communities with all the amenities of civilisation.

SELECTION OF THE SITE

The extent to which these considerations are being observed may be best appreciated by reference to the "Manual" issued by the Government on April 8, 1919. In discussing the question of the selection of the Locality for housing schemes, the "Manual" has this to say :—

The right location of the schemes is a matter of much importance and can only be secured as the result of a sufficiently broad survey of the present needs and probable future development of the towns or districts. . .

In selecting localities for housing schemes the following considerations should be given due weight :—

- (a) The probable future development of the town or district based on a forecast of growth and town-planning requirements.
- (b) The accessibility to industrial, social, educational and recreational centres.
- (c) The sufficiency of transit facilities for building materials and for the occupants of the houses.
- (d) The prospect of obtaining, at reasonable prices, suitable land, having due regard to health and amenity.

Closely allied to this selection of locality is the selection of the Site. On this subject the "Manual" is equally instructive. It says :—

Having determined the best general location of the scheme, the actual site or sites must then be selected. Before making this selection it will be well for the local authority to consult their professional advisers. In addition to the general considerations mentioned in paragraph 14, the following points will need to be borne in mind and should be taken into account in considering sites offered for sale :—

- (a) Relation to existing or contemplated residential and factory sites.
- (b) The configuration of the ground for economical development, the suitability of the subsoil and the aspect of the site if sloping. Northern sites are not desirable, and sites sloping steeply to the north should not be selected.
- (c) Possibility of extension and future development.
- (d) Amenities of the site, trees, fertility of the soil for gardens, prospects, etc.
- (e) Open spaces in the neighbourhood and adaptability of parts of site for this purpose and for shops and larger houses.
- (f) Convenience and economy in the provision of sewerage, water supply and other services.

In the case of rural housing especially, the questions of adequate water supply and drainage will be important factors in the choice of sites.

PLANNING THE SITE

On Planning the Site, the "Manual" goes on to say :—

The greatest economy in lay-out will depend on full advantage being taken of all the opportunities which the site affords. The location of different parts of the scheme should first be determined, and reservations made for open spaces, shops, and other buildings serving a beneficial purpose in the scheme; these being grouped, where possible, to form a centre. The lay-out should, in addition to satisfying the utilitarian requirements, develop the order and individual character of a good design.

By so planning the lines of the road and disposing of the spaces and the buildings as to develop the beauty of vista, arrangement and proportion, attractiveness may be added to the dwellings at little or no extra cost.

The number of houses to be built on a site should not, save in exceptional circumstances, exceed twelve to the acre in urban areas and eight to the acre in rural areas. This method of development involves the use of rather more land than the older method, but it must be remembered that the cost of the land bears a small proportion to the total cost of a scheme, and the cost of the additional land required has a comparatively small effect on the gross cost of each house. This matter is dealt with in Appendix I.

Nothing probably more clearly indicates the great advantages that will accrue to Great Britain from having all the future development of her land developed along town-planning lines than the injunctions given to Local Authorities in the "Manual" on the subject of the Planning and Construction of Roads.

ROAD CONSTRUCTION AND DESIGN

Great care should be taken to design the lay-out so as to secure economy and convenience:—

(i) By providing direct routes of easy gradient for main thoroughfares. The existing or future development of adjacent land should be considered in this connection.

(ii) By planning the minor roads mainly to afford the best building frontage and so as not to attract through traffic.

(iii) By distributing the different types of houses on roads which afford the best aspect for each type.

(iv) By avoiding unnecessary waste of frontage at road junctions.

Economy may also be secured by eliminating needless cross-roads, by avoiding acute angles or multiple road junctions, and by arranging houses round greens, or on short roads, or on three sides of a quadrangle, or with footpath access to short rows from main roads. Economy should not be sought by cramping the frontage of the houses or unduly curtailing the spaces between the groups of houses.

The placing of the houses should be considered in reference to the sunlight, which is very rapidly obscured if the houses face one another at less distance than 70 feet. On main roads where there is much traffic it is particularly desirable that the houses should be well set back. It may sometimes be an advantage on account of the dust and noise of the road, or in order to secure a better aspect for the houses, that they should be planned mainly on short side roads; in some cases footpath access to houses set at right angles to the main road may be sufficient.

Save in exceptional circumstances back roads (alleys) should not be provided, but access from the front should be arranged to the back garden of each house.

The width of the carriageways and footways should be determined by the probable traffic they will be required to carry. In the type of development suggested, adequate distance between the houses should be secured irrespective of the width of the roadway. In connection with main roads, space may be left for future widening. On such roads it will be recognised that nothing is to be gained by unduly curtailing the width or by reducing the first cost at the expense of a proportionately increased cost of maintenance.

Minor roads intended solely for the purpose of giving access to dwelling-houses should be constructed in a less costly manner than thoroughfares. Economies can be effected on the following lines:—

(a) By reducing the width of carriageways and paved surfaces on footways.

(b) By adopting a thickness and mode of construction appropriate to the anticipated traffic.

(c) By adopting lighter or less costly kerbing and channelling than is often used, or in suitable cases omitting one, or both of these. Illustrations of suggested types of roads will be found in Appendix II.

THE DESIGN OF THE HOUSES

On the subject of the Design of Houses the "Manual" is quite as explicit as it is with regard to the observance of fundamental town-planning principles in laying out the site.

After referring to the classic Reports known popularly as the Tudor Walters' Report, submitted October 24, 1918, and the Report of the Women's Housing Sub-Committee, submitted at a later date, the "Manual" has this to say :—

Local Authorities will appreciate the importance of considering the internal arrangements from the point of view of the housewife, and for this purpose they will no doubt obtain the co-operation and advice of competent women.

Adequate frontage, generally of not less than 20 feet, should be given to the buildings to allow convenient planning, good lighting of all parts, and the avoidance of back projections.

Good exterior design in harmony with the surroundings and adapted to the site should be secured ; on sites of varying character each individual group of buildings will need to be carefully adapted to suit its position, and to take advantage of opportunities as to aspect, prospect and levels which that position offers. By the choice of suitable local materials, and the adoption of simple lines and good proportion and grouping of the buildings, with well considered variation in design and in the treatment of prominent parts, good appearance may be secured within the limits required by due economy.

It will suffice here to summarise the general requirements which the Board consider should be met.

(a) The self-contained two-storey cottage type should generally be adopted.

(b) Each house should ordinarily include the following accommodation : living-room, scullery, larder, fuel store, w.c., bath in separate chamber, and three bedrooms.

(c) Most schemes should include a considerable proportion of houses having parlours and also a certain number of houses having more than three bedrooms. In some cases it may be desirable to include a proportion of houses with only two bedrooms.

The living-room should be arranged with as few doors as practicable, which should be placed so that they will not interfere with the comfort and convenience of those occupying the space about window and fire. The cooking range, whether in this room or the scullery, should be placed on a wall at right angles to a window wall. The best aspect for the living-room is south-east, and it must never have a northerly aspect except when sunlight can be admitted at the other end of the room.

The parlour should be planned to leave comfortable space round fire and window. The best aspect is a westerly one. Preference should, however, be given to the living-room in this matter of aspect.

The scullery, especially, depends for convenience on arrangement as well as size, and, when it is to be used as a place for cooking, should be provided with the necessary space for small table and cupboard. While

sufficient space should be given for convenience, it is not desirable to encourage the use of the scullery as a living-room. The sink should be placed under or near the window, which should preferably overlook the garden. The copper should be fitted with a steam outlet. A suitable area outside the back door of the house should generally be paved with cement or other impervious material.

The bath should, where practicable, be in a separate compartment.

Hot water should generally be provided to the sink and to the bath.

The larder should be on the northerly side of the house. Where this is impracticable, the window should be screened from the sun.

The coal store should generally be so placed that coal may be delivered from outside, and fetched for use under cover.

The w.c. should be accessible under cover. In larger houses it may be on the first floor. Where there is an earth closet, it must be constructed outside the house.

The stairs should usually start from the entrance lobby, and a window to open should be provided to light and ventilate the landing.

The bedrooms should be placed as far as possible on the more sunny side of the house; two at least should have fireplaces, and adequate ventilation should be provided for any not having fireplaces. In every bedroom there should be one window of which the top is at least 6 feet 6 inches from the floor. If sloping ceilings are adopted, proper headroom must be provided for furniture.

Projections or detached outbuildings for coals and w.c. should generally be avoided in urban or suburban areas.

Economy must be secured in every possible way. Among other means it may be obtained by adopting simple planning and design; by placing those parts of the house requiring plumbing and drainage services as near as possible together; by grouping the flues into as few chimney stacks as possible; by adopting a reasonable height for the rooms, say 8 feet; and by avoiding needless exterior works requiring periodical painting, such as bargeboards, fascias, and imitation timber. It should not, however, be secured by cutting down unduly the size of the rooms, and should not be attempted by adopting other than sound methods of construction.

Accompanying the "Manual" are a series of most valuable Appendixes dealing with various technical aspects of the problem, and containing interesting illustrations showing the methods recommended to be followed in utilising sloping sites, the treatment of road junctions and corner plots, economy in road planning and so forth.

In most cases contrasting diagrams are presented, showing uneconomical and economical treatments of the various problems discussed. The various types of roads or streets are illustrated with the varying widths for varying purposes, and suggestions made in diagrammatic form as to the most advantageous subdivision of road space, showing the amount that may be advantageously devoted, in different types, to the road bed, planting strip, sidewalk, and so forth. The "Manual" also discusses the construction of roads and the kind of material that may be advantageously used.

A special Appendix is devoted to the subject of Drainage.

One of the most valuable parts of the "Manual" is the series of standard plans which have been worked out after consultation

with the best expert architectural advice in England—viz., with the men who have specialised on the study of cottage development.

The Government is careful to point out that there is no intention to stereotype the houses that are to be built with Government funds, or to impose an architectural strait-jacket upon the profession.

As they put it :—

“The plans are only for general guidance and are not intended to hamper initiative or to prevent full expression being given to local customs and traditions, or the use of local building materials.”

The fact remains, however, that through the adoption of these standard plans the Government has assured itself of the prevention of bad types of houses, so far as the design or arrangement of the houses is concerned.

It may be that in some cases Local Authorities may select architects with little architectural taste, and that the outward appearance of the houses may not possess all the elements of beauty which the Government architects may desire ; but it is quite clear that, aside from this consideration, the 800,000 houses to be built in England, and probably all the houses that will be built in England for many years to come for the working classes, will not only feel the influence of these standard plans, but will adhere very closely to them. Of course, improvements in these plans will be made from time to time, but the plans as at present adopted represent, on the whole, not only satisfactory types of houses suited to British conditions, but probably cannot be very greatly improved. Some twelve different types accompany the “Manual.”

34 TYPE PLANS OF STANDARD HOUSES

Since the “Manual” was issued the Ministry of Health, utilising the experience that it has acquired in the construction of the houses already built, and in the many discussions of the architectural questions that have arisen between the Regional Commissioners, the Central Authority, and the Local Authorities with their architects and surveyors, in connection with the various schemes proposed, has issued very recently (July 1920) a pamphlet entitled “Type Plans and Elevations of Houses Designed by the Ministry of Health in connection with State-Aided Housing Schemes.” This pamphlet contains thirty-four type plans divided into two broad types, Class A., Houses without parlours ; and Class B., Parlour Houses.

The Ministry has this to say with reference to them :—

In circulating this volume, containing thirty-four type plans, the Ministry of Health wish it to be quite clearly understood that the designs

are by no means the last word in cottage planning. The main intention is to provide a key to the various types for which full sheet working-drawings, together with bills of quantities, have been prepared by the Ministry.

Many of the types shown have been adopted by Local Authorities in various parts of the country, and it is gratifying to be able to announce that where they have been adopted, comparatively satisfactory prices have been obtained both in open competition and for agreed price contracts. It is unnecessary to point out also that a considerable amount of time has been saved by adopting the type plans and quantities, and it is hoped that in the present period of extreme urgency a much more extended use will be made of them not only by Local Authorities, but by all bodies or persons embarking on building schemes.

The drawings illustrate numerous variations in planning and external design, but speaking generally they only cover the two types giving the accommodation which meets the normal requirements for cottages.

CLASS A.—Cottages containing living-room, scullery, three bedrooms, and necessary offices.

CLASS B.—Which contain a parlour in addition to the above.

Certain of the plans, however, provide for four bedrooms, the fourth bedroom being rendered possible by reason of the central passage in a block of four houses.

Special attention is drawn to those houses which have been designed with extra long frontages and shallow depths. These types are especially suitable on hilly sites. Consideration has been given to the question of aspect, and each plan is marked so as to render selection easy. Speaking generally, it may be taken that the plans are the result of working experience in all parts of the country, and are so designed as to meet divergent local views and requirements.

The full sheet working-drawings can be obtained by Local Authorities and Public Utility Societies, from the Ministry of Health, Whitehall, or from the Housing Commissioners.

The quantities appertaining to each type can be purchased from H.M. Stationery Office, at the addresses shown on the cover of this Manual, price 3d. per copy net.

SUMMARY

1. England is proposing to build to-day 500,000 houses for her people, at an estimated cost to the taxpayers of Great Britain of over 100 million dollars loss every year, for a period of 60 years.
2. England's effort thus affords a gigantic object-lesson of the advantages and disadvantages of Government-built houses.
3. England faces the same situation as the United States—viz., a tremendous shortage of houses, labour, materials, and transport.
4. One of the chief reasons for England's entering the field was the obligation she felt to care for her returned soldiers.
5. The private builder had practically ceased to operate in England five years before the War.
6. The Central Government of England is proposing to pay the difference between an economic rent and the rents that are to be asked; she will meet this cost—which will run to 100 million

dollars a year through a period of 60 years—from taxes levied upon the taxpayers of England.

7. The private builder cannot re-enter the field with the present cost of production at from two to three times the pre-war cost.

8. England is proposing to raise the capital needed for this vast enterprise, viz., over 517 million pounds, by Bond issues at 6% raised by the Local Authorities in the larger communities where the houses are to be built, and in the smaller communities by direct loans from the Central Government.

9. An up-to-date, aggressive, popular campaign for the sale of these Housing Bonds is being waged through all of England and Wales.

10. All thought of charging an economic rent has been abandoned. The post-war cost of building precludes it.

11. Re-adjustment of rentals is to be had in 1927, and the excessive cost due to post-war conditions is then to be written off.

12. The scheme is on an unsound basis. The occupiers of the houses are not being asked to pay according to their means as near to an economic rent as possible, but are getting houses much below the rents they can afford to pay. They are not being asked to pay the same proportion of income for rent that it has been their custom to pay in the past.

13. The likelihood of getting the working man to pay an economic rent seven years from now, at a time when wages will be presumably considerably less, is quite problematic.

14. The taxpayers of England are having heavy burdens heaped upon their shoulders, in order to benefit a favoured class, Labour, at a time when England is groaning under high taxes.

15. The Government is paying the bills and should control rents but is not doing so, leaving the fixing of rents in the first instance to the 1,800 separate Local Authorities.

16. Signs are already visible that Labour is becoming pauperised under such treatment.

17. England is changing her policy. The houses now building are not limited to the "poor," nor to the "working man," but are for the whole community excepting the very rich.

18. The Government's failure to control the method of allotting the houses may lead to favouritism and undue discrimination.

19. While most of the houses are to be rented, the Government scheme includes the sale of houses to the working man, to be paid off in a maximum term of 25 years.

20. Under the Government scheme Local Authorities may loan money to working men for the purchase of houses.

21. The most serious factor in the Housing situation in England to-day is the shortage of labour.

22. Labour has adopted the policy of restricted output, and in the bricklaying industry has reduced the pre-war output by 60%, notwithstanding the urgent need of houses.

23. Labour is deliberately delaying the production of houses, in order to make the work last for many years.

24. This policy of "Ca' canny" means an increase of rent to the worker of 24%, unless additional burdens are placed upon the taxpayers.

25. Labour's justification for its policy of restricted output is the fear of unemployment, which has been a very serious evil in the past.

26. There is a very serious shortage of bricklayers and others in the building trades in England to-day, the chief reason being that the men can earn a better income in other work.

27. A serious factor in the situation is to be found in the fact that labour, owing to bad weather conditions and the knocking off of work because of it, cannot look forward to a full week's work in the building trades.

28. If Labour and the Government could agree upon this question of a full week's pay and of work being guaranteed for three years, the problem involved in the shortage of labour would probably be met.

29. The Government thus far has failed to live up to its responsibilities of meeting the shortage of labour.

30. The Government is urging a policy of dilution of labour and the relaxing of rules with reference to apprentices, when neither of these may produce the labour needed, but, on the contrary, may only continue to create friction and antagonise Labour.

31. The policy of building by direct labour and eliminating the contractor is one much desired by Labour itself, and, where employed, is in many cases producing satisfactory results.

32. Labour objects to the type of house being produced in several particulars. It claims that in many cases the rooms are too small and too low.

33. Employers and working men are united in their position as to meeting the labour shortage, and agree that housing work must be made attractive to Labour if the Government programme is to be carried out.

34. The Government heretofore has adopted the policy of trying to *drive* labour from other forms of building work, so-called "luxury building," into housing, instead of trying to *attract* it into housing. Thus far this policy has not been a success.

35. While the Government has not in *quantity* production lived up to its promises, having produced less than 3,000 houses by July 1, 1920, and having announced over a year prior to that time

that it would produce 100,000 houses by that date; yet, now that it has started there is every promise of large accomplishment. Estimates have been approved for 137,552 houses, contracts have been let for the erection of 83,014 houses, and 23,300 houses were actually in course of construction on August 11.

36. The Guild system of building is being tried in several places. It is too early as yet to estimate its value.

37. The private builder has been driven almost completely from the field, due largely to the laws controlling rents and holding them down to pre-war levels, due also to various Land Taxes and Finance Acts passed in 1909, and due also to the fact that the cost of a house to-day is from two and a-half to three times its pre-war cost.

38. Government is embarking upon a new policy of trying to attract the private builder back into the field, and is offering subsidies equivalent to 24% and more of the cost of the houses to the private builder.

39. The situation which exists in the United States by which mortgage investment is at a disadvantage with other investments does not exist in England. On the contrary, mortgage investment is a "trustee security" and commands a higher price in the market than industrial securities. The rate of mortgage money to-day is 6%, whereas before the war it was about 4%.

40. At the outbreak of the war serious hardships resulted because of specific cases of rent profiteering. Owing to this situation and the need of protecting the families of soldiers who were at the Front fighting England's battles, the Government found it necessary to inaugurate Rent Restriction legislation.

41. In 1915 England restricted the rents of dwelling houses commanding a certain annual rental, and held them at the pre-war rates.

42. 88% of all the houses in London, and 97% of all the houses in the rest of Great Britain (not including Ireland) were included under these Acts.

43. A new Rent Restriction Act has just been passed (July 2, 1920) repealing all previous legislation and permitting an immediate increase of rent of 30% (of which 25% is for improvements), and a further increase one year later of 10%, making a total of 40% on the pre-war rent. The scope of the Act has been enlarged so that there now remains in Great Britain less than 2% of all the dwelling-house property that is not covered by the Rent Restriction Act.

44. The rates of interest on mortgages were also restricted in 1915. Under the new law of 1920 an immediate increase of one-half of 1%, and after the lapse of a year of a second increase

of one-half of 1% is permitted, subject, however, to a maximum rate of $6\frac{1}{2}\%$ interest.

45. The Rent Restriction Act contains many detailed and minute provisions, all tending to secure tenants in the possession of their houses and to prevent hardship resulting from people being without homes.

46. The consensus of opinion of competent observers seems to be that the Government's policy in holding rents down to the pre-war level was a mistake, and that better results would have been obtained if a gradual increase in rents and mortgage rates had been allowed each year; that if this had been done it would now be possible to charge much nearer an economic rent in the new Government-built houses.

47. When it comes to producing the materials necessary for the housing needs there have been distinct advantages in Government control.

48. Through the ability of the Government to guarantee purchases of large quantities of materials of various kinds that enter into house building, it has been possible for the various building material industries of the country to resume production after the war.

49. Through the mass production of materials thus made possible the cost of materials has been materially kept down in some cases, resulting in a saving of 50% in cost.

50. Through the standardisation of parts which has affected most of the important parts that enter into buildings of this kind, mass production has been facilitated, and prices have been kept down. This standardisation has affected such important parts of buildings as windows, doors, kitchen ranges, leaders and gutters, mantelpieces, bath tubs, water closets, lavatory basins, kitchen sinks, drain pipes, mantel registers, manhole covers, cisterns and boilers, plumbers' fittings, builders' hardware, and so on.

51. Owing to the shortage of bricks and bricklayers new methods of construction of many kinds have been experimented with. The systems which have proved to be of most value, other than brick, are poured concrete, a system of the use of concrete with light-weight steel structural parts, a system of large concrete slabs and a system of "breeze" blocks set up dry. To-day 20% of all the estimates accepted by the Local Authorities for housing are for some form of concrete construction.

52. Practical demonstration centres have been established as a means of testing out new materials on the following points: Cost, Speed of Construction, Suitability for Erection by Common Labour, Value of New Materials, Sound Transmission through

partitions and ceilings and by means of vibration, Transmission of Heat through Walls, Porosity, including both dampness and sweating or condensation, and finally Strength, both crushing and buckling.

53. A Department of Scientific and Industrial Research has been established, and is doing important work.

54. The Government organisation to carry out the Housing work functions through a Central organisation and through 12 Regional or District Commissioners. The Central organisation and each Regional organisation is divided into six main Bureaus concerned with the following matters : Acquisition of Sites, Layout and Site Plan, House Plans, Quantity Surveys, Finance, and Production.

55. In order to ascertain the exact housing needs of England, a Survey and Report has been made by each of the 1,800 Local Authorities. This shows that England needs 800,000 houses.

56. Practically no tenement houses or block buildings are being constructed. The universal demand is for cottages, and no one is thinking of building anything else.

57. While the danger of overcrowding has been the chief reason which has led the Government to undertake the building of houses, no accurate information has been gathered as to the present extent of this evil.

58. While no slum-clearance work is being carried out, the desire to get rid of slums has been a chief factor in the Government's undertaking housing work, and as soon as the arrearage of houses is made up, a vigorous campaign for the abolition of all slums in England will be waged by the Government, supported strongly by public sentiment, including labour.

59. Under the Housing Act all the towns of any size in England and Wales are required to be town-planned by 1926. This means that six years from now a rational, well-ordered, well-developed plan will have been elaborated for the future development of all the undeveloped land in the towns of those countries.

60. The types of houses being built are practically ideal types, designed to meet the real needs of the people occupying them, and with due regard to orientation, or exposure to the sun. The houses are never more than two rooms deep, have no rear extensions, or air-shafts or courts. Over 90% of them are with broad fronts and in 90% of those built the distance between opposite fronts is 70 feet or more. Where built in rows there will be not more than six houses in a group, and generally not more than four. The houses are consistently designed and of attractive architectural appearance.

61. Thirty-four type plans of standard houses have been

worked out by the Government and are being furnished to the Local Authorities throughout Great Britain. Most of the houses to be built will be of these types.

62. The future England will be planned along modern scientific, town-planning lines, with a proper consideration of all the advantages that are derived in the United States from the application of Zoning laws; from the due observance of the relation between through-traffic thoroughfares and minor residential streets; through the grouping of buildings in civic centres where that treatment is appropriate; and more essentially through preventing congestion of population by the definite limitation of the occupancy of the land to not more than 12 houses to the acre in urban communities and 8 in rural communities.

CONCLUSIONS}

Irrespective of the disadvantage of Government-built houses and of the unsoundness of a nation's building houses in large quantities to be rented on other than an economic basis, the fact remains that England is producing houses in vast numbers to meet the needs of the people, of a type that marks an epoch in the development of the Housing movement and which will set a standard for years to come.

August 1920.

Persons from whom Information has been Obtained on Different Phases of the Problem.

Grateful acknowledgment is made to the following persons from whom much helpful information has been obtained.

This Report in proof form has been placed in the hands of each one of these persons, and has had the benefit of the criticism and suggestions of most of them.

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GEORGE HICKS, President, National Federation of Building Trade Operatives of Great Britain and Ireland, and Secretary of the Operative Bricklayers' Society of England.

EDWIN EVANS, President, Property Owners' Protection Association.

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